

A U S T I N C I T Y C O U N C I L

AGENDA

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Wednesday, August 09, 2006

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**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**
ITEM No. 16

Subject: C14-05-0111 - Parker Lane Neighborhood Plan Combining District – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by Oltorf Street, on the east by Montopolis Drive, on the south by Ben White Blvd./US 71, and on the west by IH-35 (Blunn, Carson, Country Club, Harpers Branch, Town Lake, Williamson Watersheds). The proposed zoning change will create the Parker Lane Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 26 tracts (85.55 acres). Under the proposed Parker Lane NPCD, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions," and "Front or Side Yard Parking Restrictions" are proposed for the entire area. The "Urban Home" special use is proposed for the Iroquois/Reeves, Royal Hill, Parker Lane, and Mission Hill Subdistricts. The Iroquois/Reeves Subdistrict includes the lots adjoining Iroquois Ln., Reeves Circle, and Metcalfe Rd. within the Parker Heights Subdivision, Section One-B Amended. The Royal Hill Subdistrict includes the lots adjoining Mulford Cove, Little Valley Cove, Royal Hill Drive, and Parker Lane within the Greenbriar Subdivision, Section Four. The Parker Lane Subdistrict includes the lots adjoining the east side of Parker Ln. between Carlson Dr. and Wickshire Ln. within the Greenbriar Subdivision, Section Two, Resub of Block F. The Mission Hill Subdistrict includes the lots adjoining the north and south sides of Mission Hill Dr. within the Mission Hill and Mission Hill Section Four Subdivisions and the lots adjoining the south side of Mission Hill Dr. within the Mission Hill Section Three Subdivision. The Neighborhood Mixed Use Building special use is proposed for Tracts 209, 214, 216, and 217. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residential (RR); Single-Family Residence - Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); Single-Family - Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Multi-family Residence - High Density (MF-5); Multi-family Residence - Highest Density (MF-6); Mobile Home Residence (MH); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI); Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR); Agricultural (AG); Planned Unit Development (PUD); Historic (H); and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

Additional Backup Material

(click to open)

 **Postponement Request****For More Information:** Robert Heil, 974-2330.



MEMORANDUM

TO: Mayor and Council Members

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: August 2, 2006

RE: **East Riverside / Oltorf Combined Neighborhood Plan**
Case C14-05-0111 Parker Lane Neighborhood Plan
Case C14-05-0112 Riverside Neighborhood Plan
Case C14-05-0113 Pleasant Valley Neighborhood Plan

Staff recommends that these items be postponed until September 28, 2006.

A notification error was made on these cases. Staff is requesting that a postponement be granted to allow for re-notification of the public.