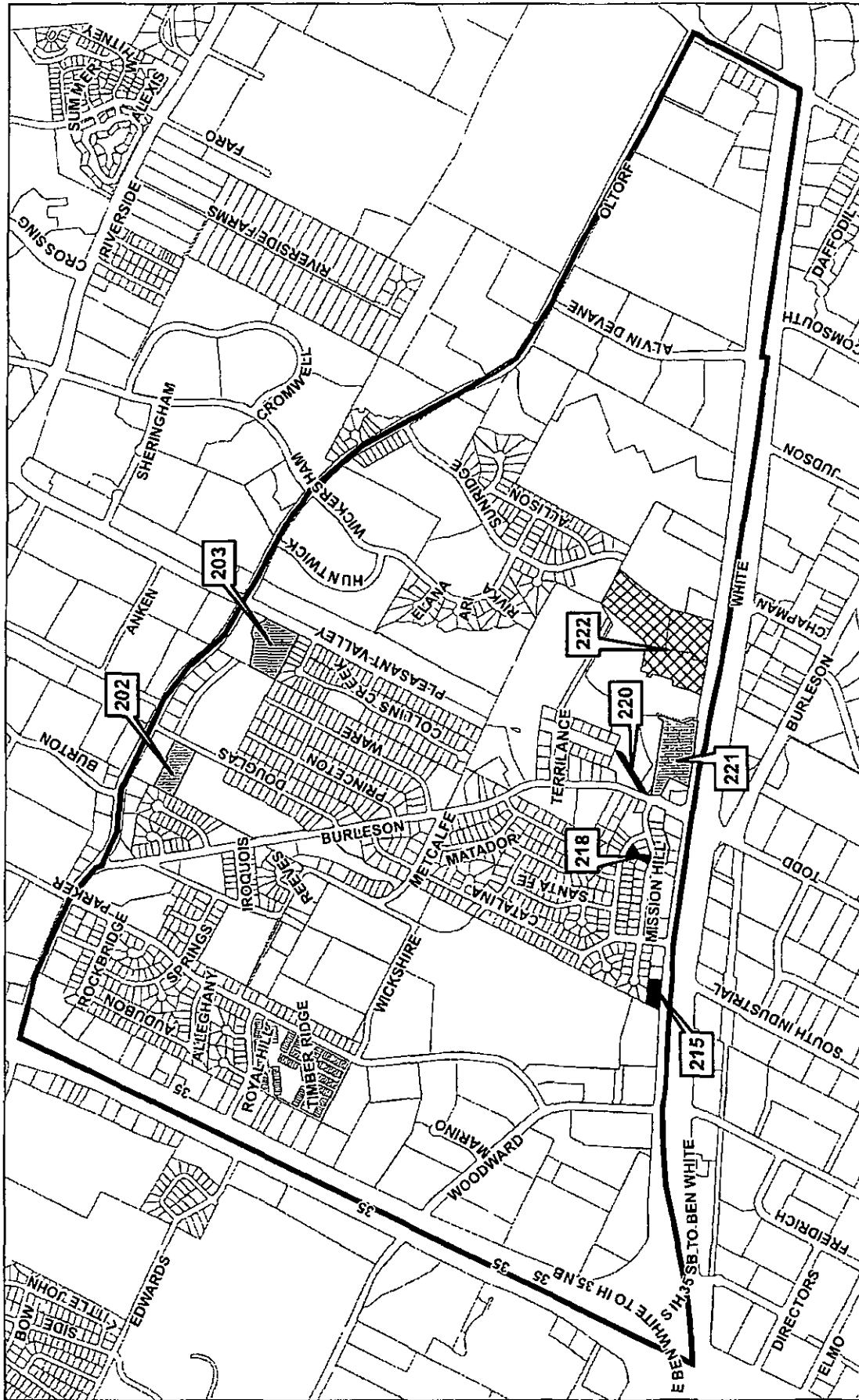




Current Land Use & Zoning

Parker Lane Neighborhood Plan Combining District
Zoning Case #C-14-05-0111
Exhibit _____

City of Austin
Neighborhood Planning and Zoning Department
Updated October 2, 2006



Parker Lane Neighborhood Plan Combining District

Tract Map for Rezoning

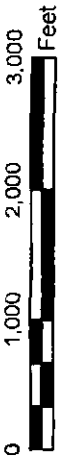
Zoning Case #C-14-05-0111

Exhibit _____



City of Austin
Neighborhood Planning and Zoning Department
Updated October 27, 2006

Tracts for Rezoning



East Riverside/Oltorf Combined Neighborhood Plan (Agenda Items # _____)
November 16, 2006

Infill Options, Design Tools and Front Yard Parking

Infill Options				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Small Lot Amnesty	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in appropriate Attachment	Yes	Yes	Yes

Design Tools				
Type	Area Proposed	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Impervious Cover & Parking Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes
Garage Placement Restrictions	Parker Lane, Riverside and Pleasant Valley Neighborhoods, except for tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes

Front Yard Parking				
Motion	Description	Planning Commission Recommendation	Staff Recommendation	Neighborhood Recommendation
Approval of Front Yard Parking Restrictions	The Front yard parking restrictions limit parking to a driveway or paved parking space depicted on an approved site plan with the exception of the Burlinson Heights and Terrance Subdistricts and tracts proposed to be withdrawn listed in the appropriate Attachment	Yes	Yes	Yes

East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 10/17/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
Parker Lane NPA						
203 2600, 2600 1/2 S. Pleasant Valley Rd	Undeveloped LR (undeveloped)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential)	Single Family SF-3-NP	Single Family SF-3-NP	Commercial LR-NP	October '05, PC moved forward to CC as uncontested tract Subsequent to PC hearing, opposition to rezoning from Burleson Heights Neighborhood Association
204 2507, 2513 1/2 Burleson Road	Multifamily GR (Tres Agaves Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential)	October '05, PC moved forward to CC as uncontested tract Subsequent to PC hearing, opposition to rezoning from Burleson Heights Neighborhood Association
212 3300 Parker Lane (3.52 acre tract of land out of Knoll Phase IV Subdivision, further described as west of the center line of San Marino Dr and extending north into the vacated portion of San Marino Dr.)	Multifamily LO (Whisper Hollow Apts)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO-MU-NP	Office LO-NP	Office LO-MU-CO-NP (prohibit multifamily residential)	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 10/17/06)

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Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
222 4600, 4604 E. Ben White Blvd	Civic SF-2 (St. Peter the Apostle Catholic Church)	Civic LO-CO-NP (building setback of 50 feet from creek centerline)	Civic LO-CO-NP (building setback of 50 feet from creek centerline)	Civic Support split between GO-NP and LO-NP Property owner supports GO-NP	Civic SF-2-CO-NP (150' setback from creek & seeps)	

* Recommendations reflect majority support from participants

East Riverside/Oltorf Combined Neighborhood Planning Area:
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
58 1845 Burton Dr (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	Multifamily LR (Lafayette Landing Apts)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential uses)	
Parker Lane NPA						
200 2314 Parker Lane	Multifamily GR (Green Briar Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	
201 1817 E Oltorf Street (6 17 acres out of Lot A Woody Subd)	Multifamily GR (Worthing Ridge Apts)	Mixed Use GR-NP w/ MUB	Mixed Use GR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with notation on FLUM to reference special use option) GR-NP w/ MUB	
201A 1817 E Oltorf Street (31 acres out of Lot A Woody Subd)	Multifamily LO (Worthing Ridge Apts)	Mixed Use/Office LO-NP w/ MUB	Mixed Use/Office LO-NP w/ MUB	Multifamily MF-2-NP	Office (with a notation on the FLUM to reference special use option) LO-NP w/ MUB	

East Riverside/Oltorf Combined Neighborhood Planning Area:
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
202 2336 1/2 Douglas St (a 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas St and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	Multifamily GR (Bristol Square Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-3-NP	Multifamily MF-2-NP	
205 2500 Burlison Rd, 2501 1/2 Metcalfe Rd	Multifamily GR (Woodlands II Condos)	Higher Density Single Family MF-2-CO-NP (prohibit multifamily apartments)	Higher Density Single Family MF-2-CO-NP (prohibit multifamily apartments)	Multifamily MF-2-NP	Higher Density Single Family MF-2-CO-NP (prohibit multifamily apartments)	
215 2214, 2216 1/2, 2222, 2230 E. Ben White Blvd	Undeveloped MF-3 (undeveloped)	Commercial GR-NP	Commercial GR-NP	Commercial GR-NP	Commercial GR-NP	
218 2404 Mission Hill Dr, 2407 Ventura Dr	Utilities SF-3, MF-3 (city owned, powerline easement)	Utilities P-NP	Utilities P-NP	Utilities P-NP	Open Space P-NP	Zoning was previously uncontested, difference in FLUM was only issue

East Riverside/Oltorf Combined Neighborhood Planning Area:
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
Updated 10/18/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
219 2414 Ventura Dr (Lot 20, Mission Hill, Section 3)	Multifamily LR (Plaza Venture Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP (No Urban Home)	Multifamily MF-2-NP	This tract does not meet the requirements of a Urban Home Subdistrict (it must be at least one blockface)
220 0 Burtleson Rd (Abs 24 Del Valle S Acr .56)	Undeveloped SF-3 (city owned)	Civic P-NP	Civic P-NP	Civic P-NP	Open Space P-NP	Zoning was previously uncontested; difference in FLUM was only issue
221 3507 Burtleson Rd and 4420 1/2 - 4500 E Ben White Blvd (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north ROW line of Ben White Blvd), 4514 E Ben White Blvd	Undeveloped SF-2 (undeveloped)	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Office LO-NP	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Staff added CO 3/8/06 after field visit with Mike Lyday and Jean Drew (WPDR)
306 2101 Faro Drive	LO (Baty Elementary)	Civic P-NP	Civic P-NP	Civic P-NP	Civic	
307 2100 1/2 Faro Dr	Civic LO (City-owned detention pond)	Civic P-NP	Civic P-NP	Civic P-NP	Open Space P-NP	Zoning was previously contested, difference in FLUM was only issue

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11/16/06

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,130.72 ACRES OF LAND GENERALLY KNOWN AS THE PARKER LANE NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON SEVEN TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property Save and Except the properties withdrawn for future consideration as shown on Exhibit "A" (*the Withdrawn Parcels*), and to change the base zoning districts on seven tracts of land within the property (the "Property") described in Zoning Case No. C14-05-0111, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,130.72 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "B" (*the Tract Map*), and as follows,

Burleson Heights Subdistrict generally described as a triangular shaped area bounded by the northern boundary of Burleson Road Heights Subdivision to the north, the eastern boundary of the Burleson Road Heights Subdivision on the east to the eastern boundary of the Polvado Subdivision southward to a point at Burleson Road near the intersection of Santa Monica Drive, and the western boundary of the Burleson Road Heights Subdivision to Burleson Road on the west. The Subdistrict includes Douglas Street, Princeton Drive, Ware Road, Benjamin Street and a portion of Burleson Road; and

Terrilance Subdistrict generally described as the area bounded by the northern boundaries of the Reissig Heights Subdivision No. 3 and Markhills Subdivision on the north, the eastern boundary of Markhills Subdivision on the east, the southern boundaries of Reissig Heights Subdivision No. 2 and the Markhills Subdivision on the south, and Burleson Road on the west. The Subdistrict includes Terrilance Drive and a portion of Pleasant Valley Road,

as shown on Exhibit "C" (*the Subdistrict Map*),

generally known as the Parker Lane neighborhood plan combining district, locally known as the area bounded by Oltorf Street on the north, Montopolis Drive on the east, Ben White Boulevard/U.S. Highway 71 on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "D" (*the Zoning Map*); Exhibits "A" through "D" incorporated into this ordinance.

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the seven tracts of land are changed from single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence medium density (MF-3) district, neighborhood commercial (LR) district, and, community commercial (GR) district, to family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, limited office-conditional overlay use-neighborhood plan (LO-CO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

TRACT NUMBER	ADDRESS	FROM	TO
202	2336 ½ Douglas Street (A 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas Street and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	GR	MF-2-NP
203	2600, 2600 ½ S Pleasant Valley Road	LR	SF-3-NP
215	2214, 2216 ½, 2222, 2230 E. Ben White Blvd.	MF-3	GR-NP
218	2404 Mission Hill Drive; 2407 Ventura Drive	SF-3, MF-3	P-NP
220	0 Burleson Road (Abs 24 Del Valle S Acr .56)	SF-3	P-NP
221	3507 Burleson Road and 4420½ - 4500 E. Ben White Blvd. (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north right-of-way line of Ben White Blvd.); 4514 E. Ben White Blvd.	SF-2	LO-CO-NP
222	4600, 4604 E. Ben White Blvd.	SF-2	GO-CO-NP

1 **PART 3.** The following applies to an existing legal lot with single-family residential use
2 or secondary apartment special use within the boundaries of the NP combining district:
3

- 4 1. The minimum lot area is 2,500 square feet.
- 5
- 6 2. The minimum lot width is 25 feet.
- 7
- 8 3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not
9 exceed 65 percent.
- 10

11 **PART 4.** The following applies to a single-family residential use, a duplex residential
12 use, or a two-family residential use within the boundaries of the NP:
13

- 14 1. Impervious cover and parking placement restrictions apply as set forth in Section 25-
15 2-1603 of the Code.
- 16
- 17 2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- 18
- 19 3. Except in the Burleson Heights and Terrilance Subdistricts, front or side yard parking
20 restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code

22 **PART 5.** The Property within the boundaries of the conditional overlay combining
23 district established by this ordinance is subject to the following conditions:
24

- 25 1. A building may not be constructed on Tract 221 within an area 150 feet from the
26 centerline of the creek described as a tributary of Country Club Creek.
- 27
- 28 2. A building may not be constructed on Tract 222 within an area 50 feet from the
29 centerline of the creek described as a tributary of Country Club Creek.
- 30

31 **PART 6.** Except as specifically restricted under this ordinance, the Property may be
32 developed and used in accordance with the regulations established for the respective base
33 districts and other applicable requirements of the City Code.
34
35
36
37
38
39
40

1 **PART 7.** This ordinance takes effect on _____, 2006.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2006 § _____
9

10 Will Wynn
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk