

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICTS ON APPROXIMATELY 1,275 ACRES OF LAND SAVE AND
4 EXCEPT THE AUSTIN COMMUNITY COLLEGE TRACT, GENERALLY
5 KNOWN AS THE PLEASANT VALLEY NEIGHBORHOOD PLAN AREA AND
6 TO CHANGE THE BASE ZONING DISTRICTS ON THREE TRACTS OF LAND.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 add a neighborhood plan (NP) combining district to each base zoning district within the
12 property, Save and Except approximately 183 acres of land known as the Austin
13 Community College ("ACC") tract, and the properties withdrawn for future consideration
14 as shown in the attached Exhibit "A" (*the Withdrawn Parcels*) and to change the base
15 zoning districts on three tracts of land within the property (the "Property") described in
16 Zoning Case No C14-05-0113, on file at the Neighborhood Planning and Zoning
17 Department, as follows

18
19 Approximately 1,275 acres of land in the City of Austin, Travis County, Texas,
20 more particularly described and identified in the attached Exhibit "B" (*the Tract*
21 *Map*),

22
23 generally known as the Pleasant Valley neighborhood plan combining district, locally
24 known as the area bounded by the Colorado River on the north, Grove Boulevard and the
25 ACC tract on the east, Pleasant Valley Road on the west, Oltorf Street on the south, in the
26 City of Austin, Travis County, Texas, and generally identified in the map attached as
27 Exhibit "C" (*the Zoning Map*), Exhibits "A" through "C" incorporated into this ordinance

28
29 Except as provided in this ordinance, the existing base zoning districts and conditions
30 remain in effect

31
32 **PART 2.** The base zoning districts for the three tracts of land are changed from limited
33 office (LO) district to limited office-mixed use-conditional overlay-neighborhood plan
34 (LO-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining
35 district, as more particularly described and identified in the chart below
36
37

TRACT NUMBER	ADDRESS	FROM	TO
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E Riverside Drive	LO	LO-MU-CO- NP

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

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

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

- 1 Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code
- 2 Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code
- 3 Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code

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

A multifamily residential use is prohibited on Tract 308

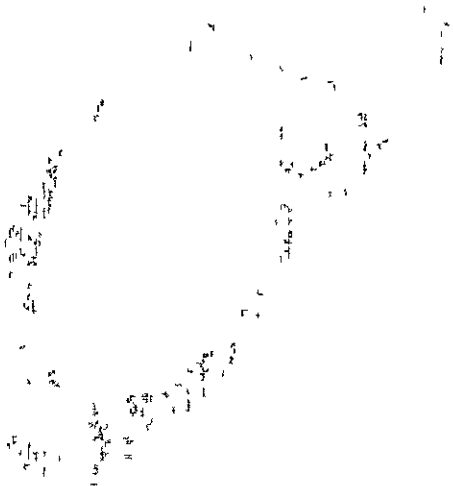
PART 6. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code

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

2
3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2006 § _____
9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk



East Riverside/Oltorf Neighborhood Plan

November 16, 2006

AGENDA ITEM #58 (Pleasant Valley NPCD)

Attachment A-4

Parcels withdrawn for future consideration

Parcel (Tract Number or TCAD Property ID)	Addresses
287933 (Includes Tract 310)	2207 WICKERSHAM LN 2301 WICKERSHAM LN
285047	1109 1/2 S PLEASANT VALLEY RD 1109 S PLEASANT VALLEY RD
286715	2201 S PLEASANT VALLEY RD 2111 S PLEASANT VALLEY RD
287438	2306 WICKERSHAM LN 2308 WICKERSHAM LN 2314 WICKERSHAM LN 4601 SHERINGHAM DR
287442	1909 1/2 S PLEASANT VALLEY RD 1919 S PLEASANT VALLEY RD
287443	1819 1/2 S PLEASANT VALLEY RD 1819 S PLEASANT VALLEY RD
287812	1401 S PLEASANT VALLEY RD
287814	1303 1/2 CROSSING PL 1301 1/2 CROSSING PL 1309 CROSSING PL 1351 1/2 CROSSING PL 1511 FARO DR
287939	1705 CROSSING PL
287990	1600 WICKERSHAM LN 1602 1/2 WICKERSHAM LN
287993	1717 S PLEASANT VALLEY RD
289155	2433 S PLEASANT VALLEY RD 2433 1/2 S PLEASANT VALLEY RD 2512 1/2 E OLTORF ST 2514 E OLTORF ST
289156	2301 S PLEASANT VALLEY RD 2317 S PLEASANT VALLEY RD
290410	2400 WICKERSHAM LN

Parcel (Tract Number or TCAD Property ID)	Addresses
290411	2440 WICKERSHAM LN
445742	4405 E RIVERSIDE DR
483166	1225 S PLEASANT VALLEY RD 4600 ELMONT DR
551574	5003 E RIVERSIDE DR
	5021 E RIVERSIDE DR
	5001 E RIVERSIDE DR
287926	0 ELMONT DR (LOT 1 BLK C PARKE GREEN SUBD)
551506	0 E RIVERSIDE (AUSTIN OAKS CONDOMINIUMS COMMON AREA)



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

2,000 1,000 0 2,000 Feet

