

ORDINANCE NO. 20061116-056

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 FIVE 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plan (NP) combining district to each base zoning district within the property Save and Except the properties withdrawn for future consideration as shown on Exhibit "A" (*the Withdrawn Parcels*), and to change the base zoning districts on five tracts of land within the property (the "Property") described in Zoning Case No. C14-05-0111, on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*),

SAVE AND EXCEPT the following properties:

Tract 203 2600, 2600 ½ S. Pleasant Valley Rd., and

Tract 222 4600, 4604 East Ben White Blvd.,

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 five 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, and community commercial (GR) district, to multifamily residence low density-neighborhood plan (MF-2-NP) combining district, limited office-conditional overlay use-neighborhood plan (LO-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
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

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. Except in the Burleson Heights and Terrilance Subdistricts, 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 building may not be constructed on Tract 221 within an area 150 feet from the centerline of the creek described as a tributary of Country Club Creek.

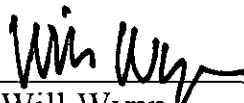
PART 6. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 7. This ordinance takes effect on November 27, 2006.

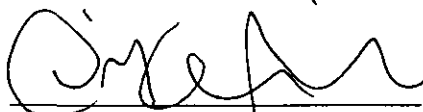
PASSED AND APPROVED

November 16, 2006

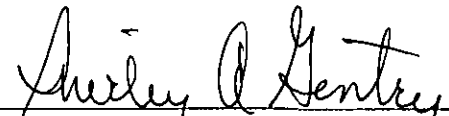
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

East Riverside/Oltorf Neighborhood Plan

November 16, 2006

EXHIBIT A

AGENDA ITEM # 56 (Parker Lane NPCD)

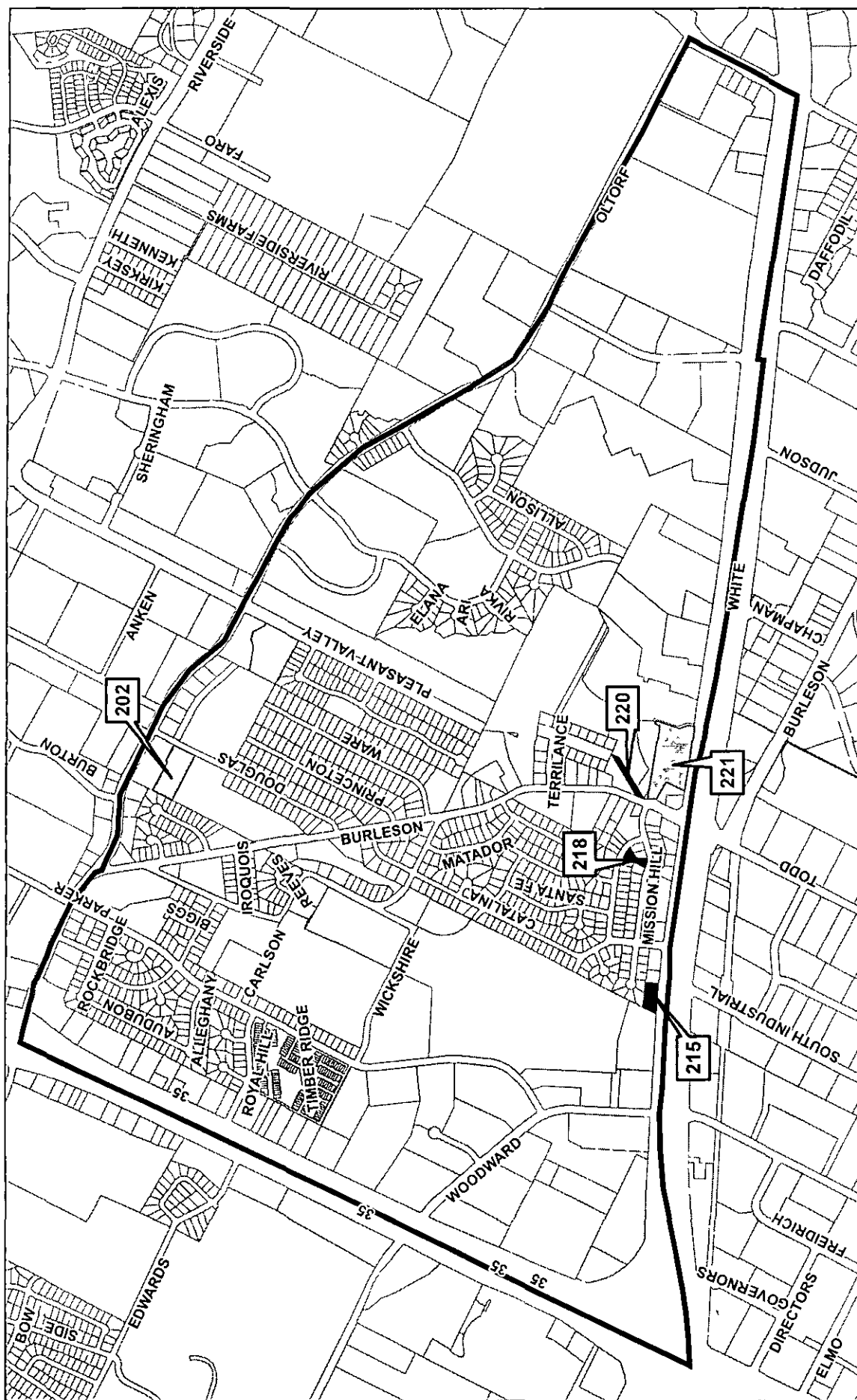
Attachment A-2

Parcels withdrawn for future consideration

Parcel (Tract Number or TCAD Property ID)	Addresses
Tract 200 (285920)	2314 PARKER LN
Tract 204 (289005)	2507 BURLESON RD
Tract 205 (289135)	2500 BURLESON RD 2501 1/2 METCALF RD
287613 (Includes Tract 201 & Tract 201A)	1817 E OLTORF ST
290117 (Includes Tract 212)	3300 PARKER LN
291163 (Includes Tract 219)	2414 VENTURA DR
287635	2305 BURLESON RD
290115	3209 S IH-35
285899	1711 E OLTORF ST
285900	1723 E OLTORF ST
285901	1605 E OLTORF ST
285902	1601 E OLTORF ST
285918	1747 E OLTORF ST
285919	1745 E OLTORF ST
285921	1739 E OLTORF ST
287636	1945 E OLTORF ST
287637	2005 E OLTORF ST
287638	1931 E OLTORF ST
287639	1951 E OLTORF ST
287640	2121 E OLTORF ST 2021 E OLTORF ST
287643	2301 DOUGLAS ST 2317 DOUGLAS ST

Parcel (Tract Number or TCAD Property ID)	Addresses
289140	2431 E OLTORF ST 2503 E OLTORF ST
289145	2231 E OLTORF ST 2311 E OLTORF ST 2401 E OLTORF ST 2411 E OLTORF ST 2225 E OLTORF ST
289709	3105 S IH 35 SVRD NB
289739	3007 PARKER LN
289740	3005 PARKER LN
289741	3003 PARKER LN
289742	3001 PARKER LN
289743	2909 PARKER LN
289744	2907 PARKER LN
289745	2905 PARKER LN
289746	2903 PARKER LN
289747	2901 PARKER LN
289748	2813 PARKER LN
289749	2811 PARKER LN
289750	2809 PARKER LN
289751	2807 PARKER LN
289752	2805 PARKER LN
289753	2803 PARKER LN
289754	2801 PARKER LN
289755	2719 PARKER LN
289756	2717 PARKER LN
289941	3111 PARKER LN 3111 1/2 PARKER LN
290113	1710 WOODWARD ST 1712 WOODWARD ST 1714 WOODWARD ST 1716 WOODWARD ST 1718 WOODWARD ST 3426 1/2 PARKER LN 1720 WOODWARD ST 1722 WOODWARD ST 1724 WOODWARD ST

Parcel (Tract Number or TCAD Property ID)	Addresses
290409	2450 WICKERSHAM LN
291200	2212 MISSION HILL CIR
291201	2210 MISSION HILL CIR
291202	2208 MISSION HILL CIR
291203	2206 MISSION HILL CIR
291217	2409 VENTURA DR
291218	2406 MISSION HILL DR
291220	2402 MISSION HILL DR
291221	2400 MISSION HILL DR
291222	2304 MISSION HILL DR
291223	2302 MISSION HILL DR
291224	2300 MISSION HILL DR
291225	2222 MISSION HILL DR
291226	2220 MISSION HILL DR
291227	2218 MISSION HILL DR
291228	2216 MISSION HILL DR
291229	2215 MISSION HILL DR
291230	2217 MISSION HILL DR
291231	2219 MISSION HILL DR
291232	2221 MISSION HILL DR
291233	2301 MISSION HILL DR
291234	2303 MISSION HILL DR
291235	2305 MISSION HILL DR
291236	2401 MISSION HILL DR
291237	2405 MISSION HILL DR
291239	2407 MISSION HILL DR
291241	2409 MISSION HILL DR
291242	2411 MISSION HILL DR
291243	2413 MISSION HILL DR
291244	2501 MISSION HILL DR
291447	2204 MISSION HILL CIR
291448	2202 MISSION HILL CIR
291449	2200 MISSION HILL CIR
291450	2201 MISSION HILL CIR
291786	2203 MISSION HILL CIR
291788	2205 MISSION HILL CIR
291790	2207 MISSION HILL CIR
291791	2209 MISSION HILL CIR
291792	2211 MISSION HILL CIR



Parker Lane Neighborhood Plan Combining District
 Tract Map for Rezoning
 Zoning Case #C-14-05-0111
 Exhibit B

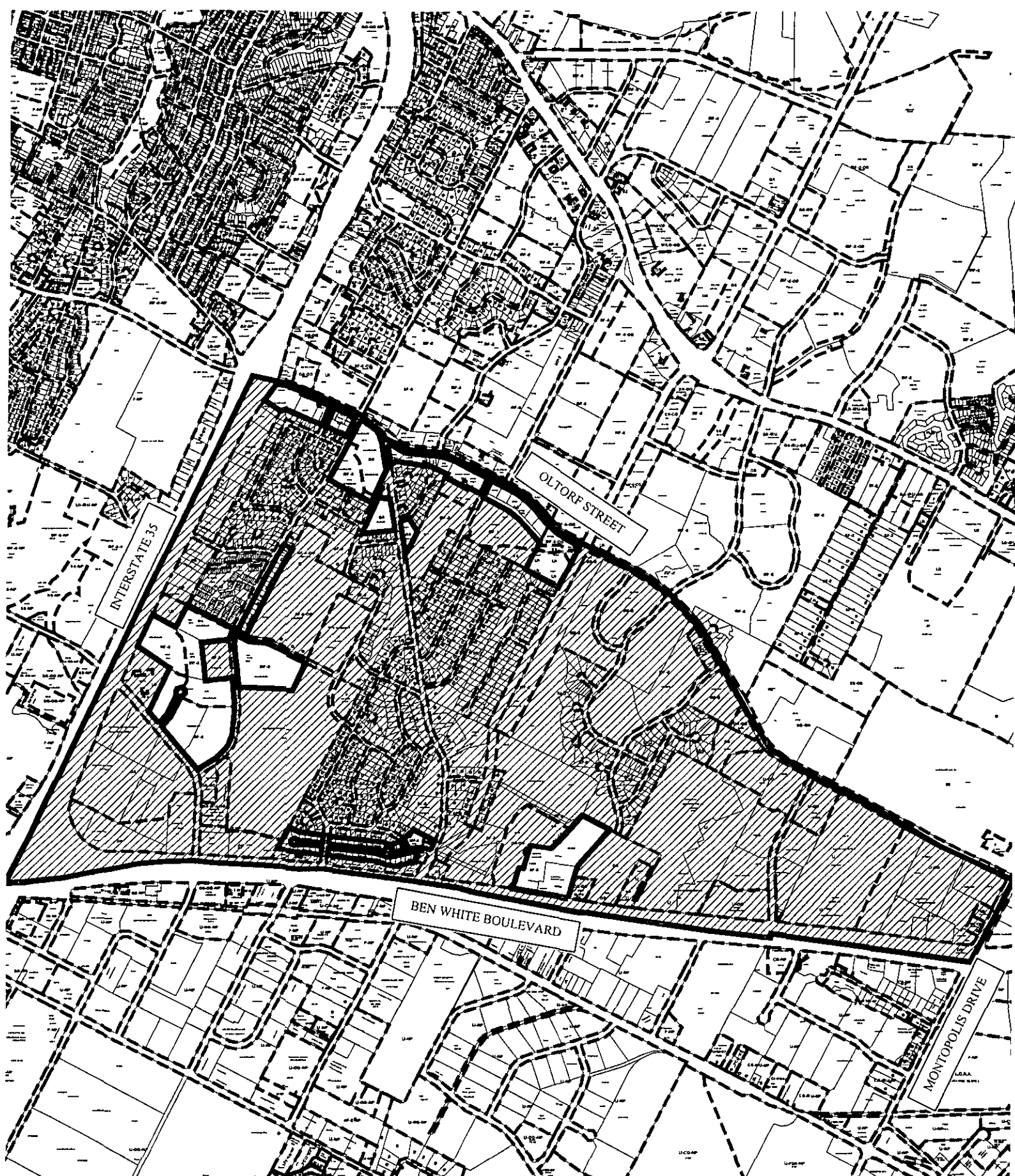
City of Austin
 Neighborhood Planning and Zoning Department
 Updated November 16, 2006







Tracts for Rezoning

202	218	220	221	215
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 1" = 1600'	SUBJECT TRACT		ZONING <i>EXHIBIT D</i>		CITY GRID REFERENCE NUMBER J18 K18
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0111	DATE: 06-12	
	CASE MGR. R. HEIL		ADDRESS: PARKER LANE	INTLS SM	
			NEIGHBORHOOD PLAN COMBINING DISTRICT		
			SUBJECT AREA (acres): N/A		