

## AGENDA



Thursday, June 24, 2010

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 117

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**Subject:** C14-2010-0048.01 - North Lamar Neighborhood Planning Area Rezoning: Tract 32 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 320 East Rundberg Lane within the North Lamar Neighborhood Planning Area, generally bounded by Braker Lane to the north, IH-35 to the east, Rundberg to the south and North Lamar Boulevard to the west (Walnut Creek, Little Walnut Creek and Buttermilk Branch Watershed). The proposed zoning change will create a Neighborhood Plan Combining District (NPCD) covering the entire area. Under the proposed North Lamar NPCD, the following design tools will be applied area-wide: "Parking Placement and Impervious Cover Restrictions," "Garage Placement" and "Front Porch Setback". The following infill options will be applied to Tracts 27, 28 and 32 only: "Residential Infill" and "Urban Home". The proposed zoning change also implements the land use recommendations of the North Lamar Combined Neighborhood Plan, NP-2010-0026, on 36 tracts of land (189.1 acres). The City Council may approve a zoning change on Tract 32 from Community Commercial-Mixed Use-Conditional Overlay (GR-MU-CO), Community Commercial (GR), Limited Office (LO), Multi-Family Residence -Low Density (MF-2), and Multi-Family-Medium Density Residence (MF-3) District zoning to any of the following: Single-Family Residence – Large Lot (SF-1); Single-Family Residence-Standard Lot (SF-2); Family Residence (SF-3); 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); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Neighborhood Commercial (LR); Community Commercial (GR); Warehouse / Limited Office (W/LO); General Commercial Services (CS); Commercial-Liquor Sales (CS-1); Industrial Park (IP); Limited Industrial Services (LI); and Public (P). A Conditional Overlay (CO), Vertical Mixed Use Building (V), Mixed Use Combining District Overlay (MU), or Neighborhood Plan Combining District (NP) may also be added to these zoning base districts. Staff Recommendation: To approve zonings and re-zonings that implement the land use recommendations of the North Lamar Neighborhood Plan. Planning Commission Recommendation: To approved zonings and rezonings that implement the land use recommendations of the North Lamar Neighborhood Plan with conditions. Applicant and Agent: City of Austin, Planning and Development Review Department. City Staff: Mark Walters, 974-7695; Jacob Browning, 974-7657; Greg Dutton, 974-3509 and Sherri Sirwaitis, 974-3057.

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