

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3507 BURLESON ROAD, IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLANNING AREA, FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, AND SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.

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 change the base district from limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, and single-family residence standard lot-neighborhood plan (SF-2-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0052, on file at the Planning Department, as follows:

TRACT 1

3.611 acres of land out of the Santiago Del Valle Grant, in the City of Austin, Travis County, Texas, being that same 3.610 acre tract of land conveyed by deed recorded in Document No. 2012162259, of the Official Public Records of Travis County, Texas,

and

TRACT 2

7.304 acres of land out of the Santiago Del Valle Grant, in the City of Austin, Travis County, Texas, being that same 7.265 acre tract of land conveyed by deed recorded in Document No. 2005210732, of the Official Public Records of Travis County, Texas,

1 said Tract 1 and Tract 2, being more particularly described by metes and bounds in  
2 **Exhibit “A”** incorporated into this ordinance (collectively the “Property”),

3  
4 locally known as 3507 Burleson Road in the City of Austin, Travis County, Texas,  
5 generally identified in the map attached as **Exhibit “B”**.  
6

7 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
8 established by this ordinance is subject to the following conditions:  
9

- 10 (A) A building may not be constructed on Tract 2 within an area 150 feet west from  
11 the centerline of the creek described as a tributary of County Club Creek.  
12  
13 (B) A 150-foot wide vegetative buffer shall be provided and maintained along the  
14 north property line adjacent to the adjoining greenbelt parkland as shown in  
15 **Exhibit “C”**. Improvements permitted within the buffer zone are limited to  
16 drainage, underground utility improvements or those improvements that may be  
17 otherwise required by the City of Austin or specifically authorized in this  
18 ordinance  
19

20 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
21 developed and used in accordance with the regulations established for the general  
22 commercial services (CS) base district, mixed use (MU) combining district, and other  
23 applicable requirements of the City Code.  
24

25 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to  
26 Ordinance No. 20061116-056 that established zoning for the Parker Lane Neighborhood  
27 Plan.  
28  
29  
30  
31  
32

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2023.

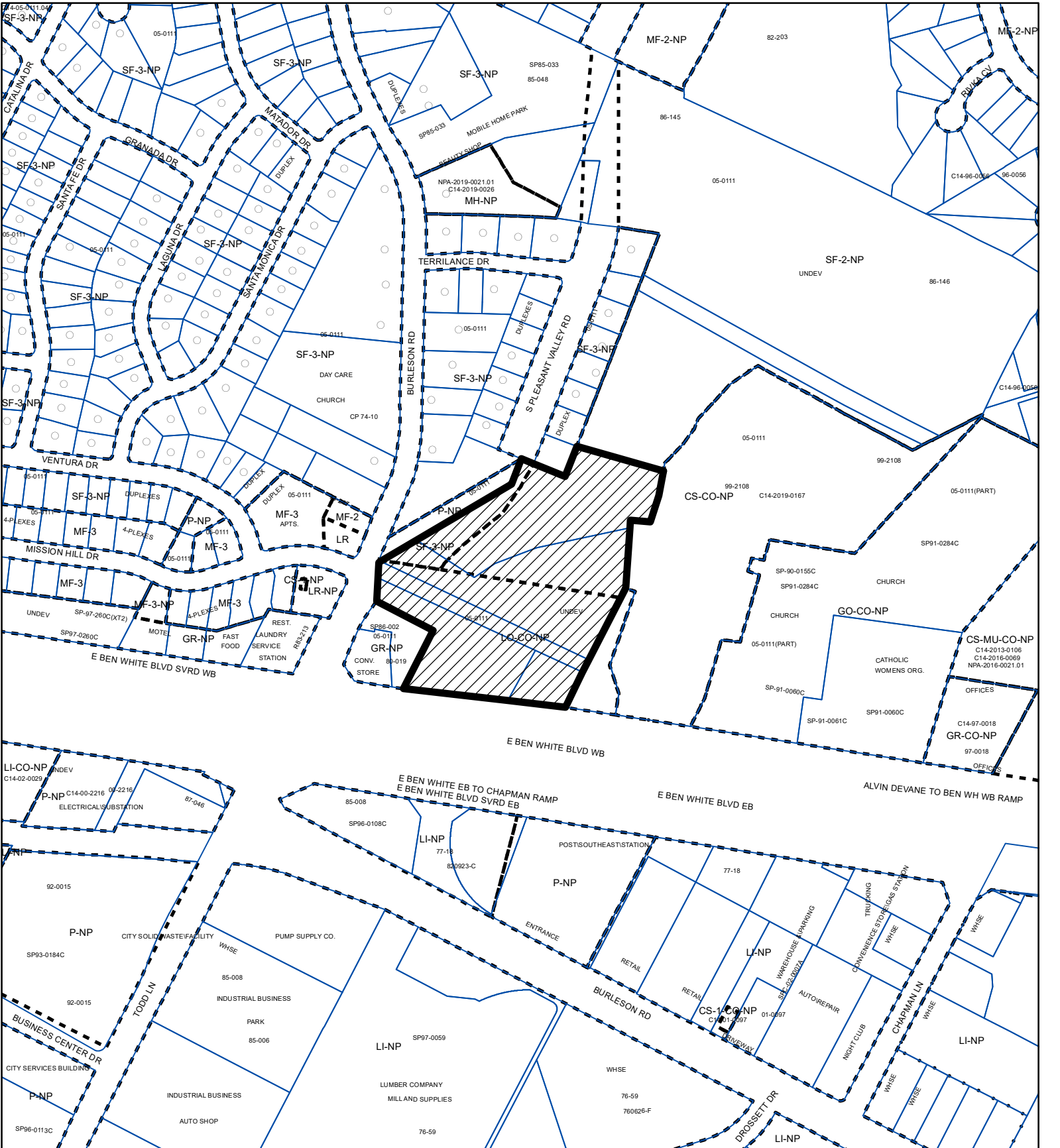
**PASSED AND APPROVED**




\_\_\_\_\_, 2023      §  
                                         §  
                                         § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2023-0052

## EXHIBIT B

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

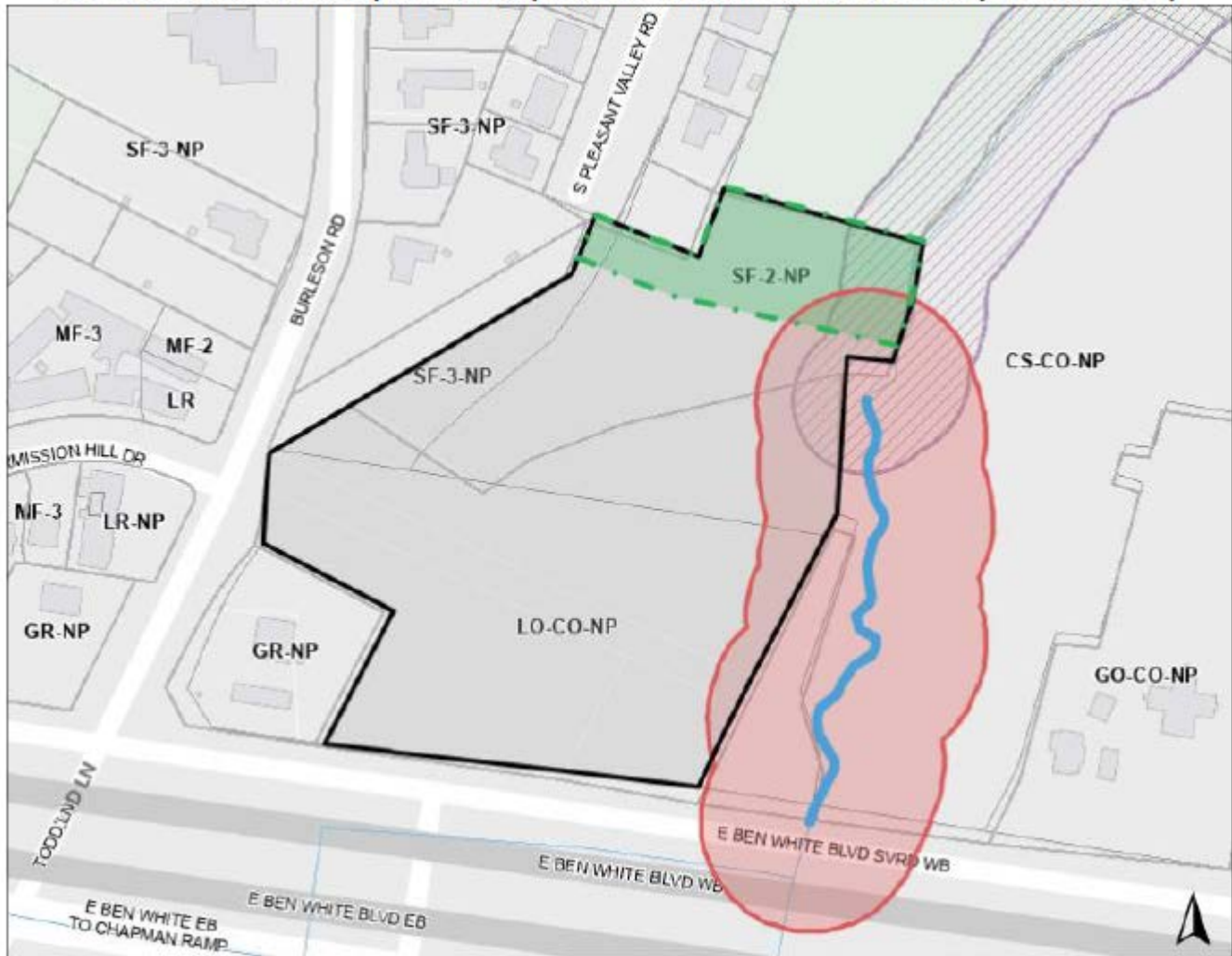
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 4/18/2023**



**150 ft. Creek Setback (Red Buffer) and 150 ft. Parkland Setbacks (Green Buffer)**



**EXHIBIT C**