

ORDINANCE NO. 20241212-109

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3507 BURLESON ROAD IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0133, 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,

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

locally known as 3507 Burleson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

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

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

PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20061116-056 that established zoning for the Parker Lane Neighborhood Plan.

PART 6. This ordinance takes effect on December 23, 2024.


PASSED AND APPROVED

December 12, 2024

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Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
Interim City Attorney

ATTEST:

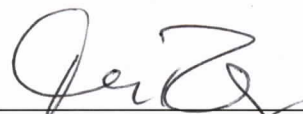
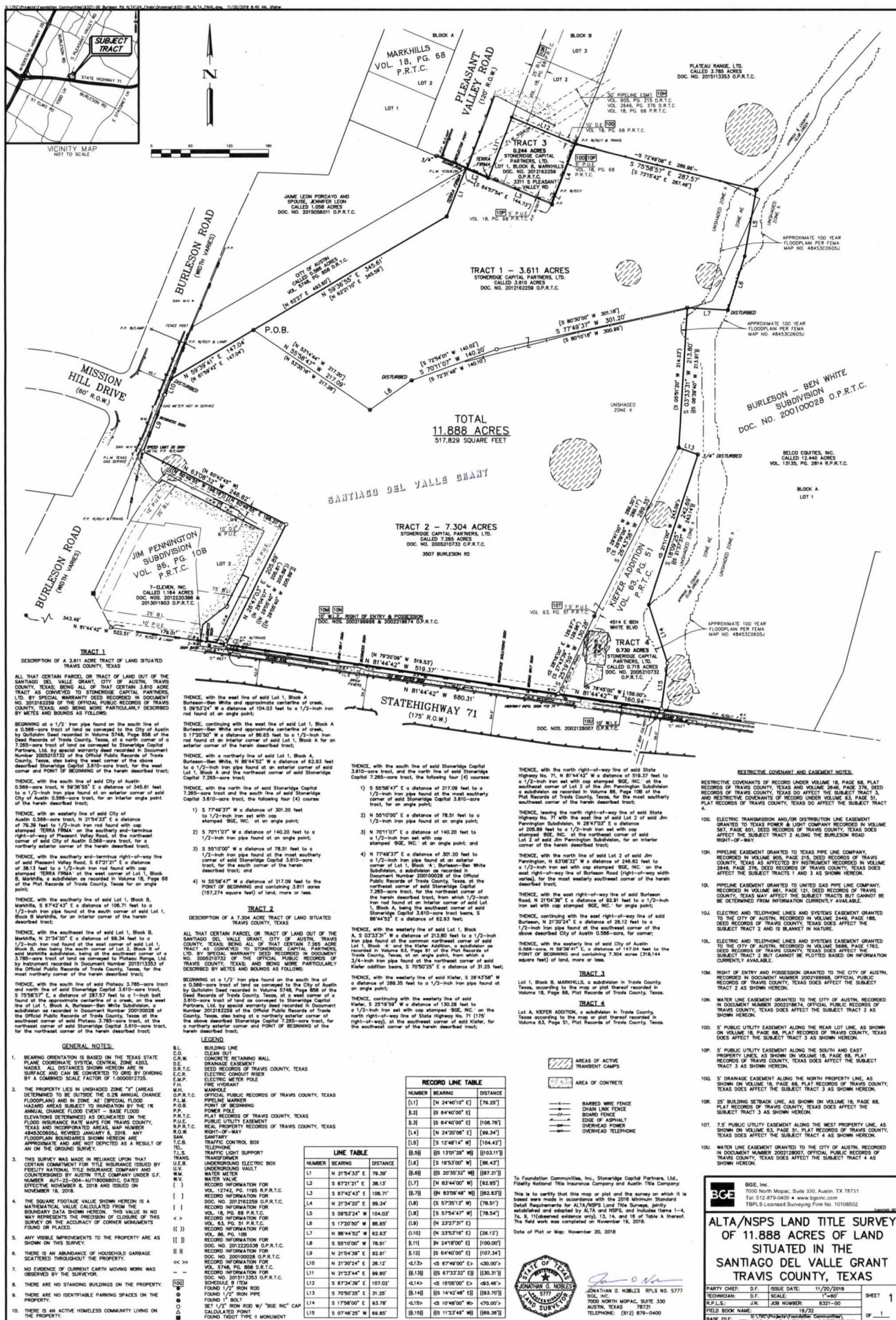

Myrna Roos
City Clerk

EXHIBIT "A"



Created: 9/10/2024

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

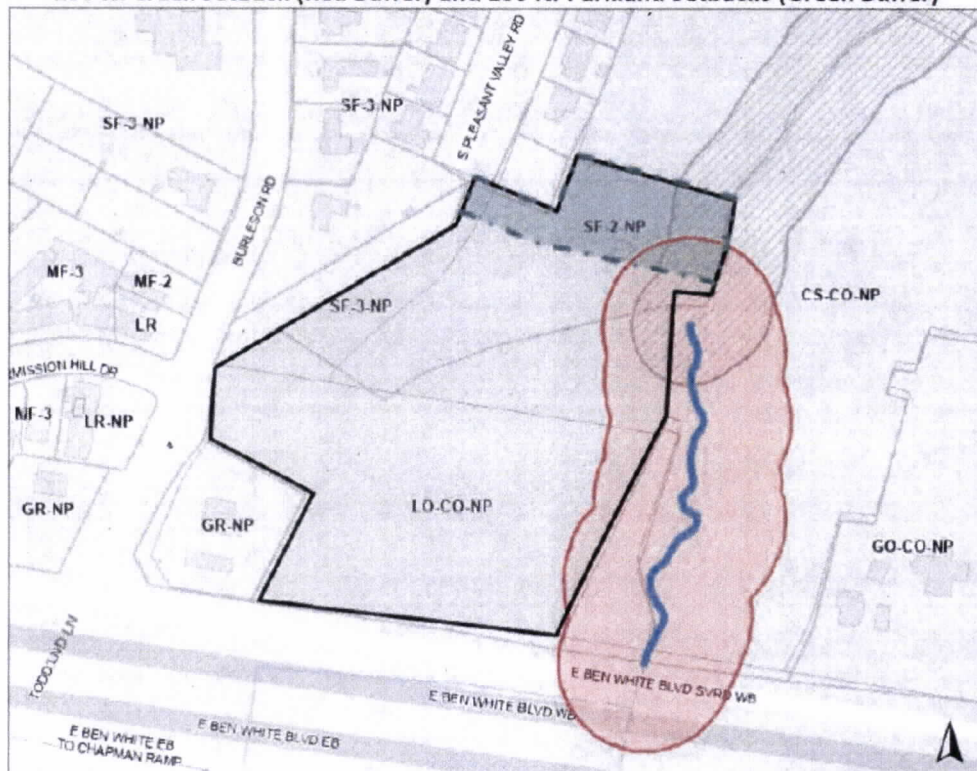


EXHIBIT C