

Late Backup

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND AMENDING THE ZONING MAP TO
2 CHANGE THE ZONING DISTRICTS FROM THEIR CURRENT DESIGNATIONS
3 TO TRANSIT ORIENTED DEVELOPMENT (TOD) DISTRICT ON CERTAIN
4 PROPERTY IN THE CRESTVIEW/WOOTEN AND BRENTWOOD/HIGHLAND
5 NEIGHBORHOOD PLAN COMBINING DISTRICTS; AND ADOPTING THE
6 LAMAR BLVD./JUSTIN LANE TOD DISTRICT STATION AREA PLAN AND
7 REGULATING PLAN, INCLUDING MODIFICATIONS TO TITLE 25 OF THE
8 CITY CODE.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base zoning districts to transit oriented development (TOD) district on all those
14 certain tracts of land (*the "Property"*) described in Zoning Case No. C14-2008-0030, on
15 file at the Neighborhood Planning and Zoning Department, as follows.

16
17 Approximately 195 acres of land in the City of Austin, Travis County,
18 Texas, more particularly described and identified in the tract map
19 attached as Exhibit "A",

20
21 located in portions of the Crestwood/Wooten and Brentwood/highland neighborhood
22 planning areas, locally known as the area generally bounded by Morrow St. on the north;
23 Guadalupe St., Burns St., and the back property line of properties along Lamar Blvd. on
24 the east; Denson Dr. and just north of Romeria Dr. on the south; and Wild St., the
25 Northwest and Austin Railroad, and Ryan Dr. on the west, , in the City of Austin, Travis
26 County, Texas, and identified in the tract table attached as Exhibit "B" and the map
27 attached as Exhibit "C" (*the "Zoning Map"*).

28
29 **PART 2.** The zoning districts for the Property are changed:

30
31 (A) from the current base districts to transit oriented development (TOD) district; and

32
33 (B) to remove all current combining district designations, except that each district shall
34 retain its current neighborhood plan (NP) combining district designation.

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36 **PART 3.** The "Lamar/Justin TOD Station Area Plan" attached as Exhibit "D" and
37 incorporated into this ordinance is adopted as the station area plan for the Property under

1 Section 25-2-766.22(A) (*Adoption of Station Area Plan*) of the City Code, including the
2 "Regulating Plan for the Lamar Blvd./Justin Land TOD Station Area Plan" attached as
3 Exhibit "E" (the "*Regulating Plan*") and incorporated into this ordinance.
4

5 **PART 4.** Under Section 25-2-766.22 (*Adoption of Station Area Plan*) of the City Code:

6
7 (A) the Regulating Plan establishes the zoning regulations applicable to the Property;

8
9 (B) the boundaries of the Lamar Blvd./Justin Land TOD shown in Chapter 25-2 (*Zoning*),
10 Appendix D, Exhibit 4, of the City Code are modified to be the boundaries shown in
11 Exhibit "B;"

12
13 (C) amendments to the Regulating Plan are subject to the requirements of Section 25-1-
14 502 (*Amendment; Review*) of the City for amendments of Title 25 of the City Code
15 instead of the requirements for notice of rezoning under Section 25-2-261 (*Notice of*
16 *Application Filing*) of the City Code; and

17
18 (D) the density standards in Article 2 (*Land Use and Building Density*) and the site
19 development standards in Section 4.2 (*General Development Standards*) of the
20 Regulating Plan are the only parts of the Regulating Plan that are requirements of
21 Chapter 25-2 for purposes of Section 25-2-472 (*Board of Adjustment Variance*
22 *Authority*) of the City Code.

23
24 **PART 5.** This ordinance takes effect on _____, 2008.

25
26 **PASSED AND APPROVED**

27
28 §
29 §
30 _____, 2008 § _____
31 Will Wynn
32 Mayor
33

34
35 **APPROVED:** _____ **ATTEST:** _____
36 David Allan Smith Shirley A. Gentry
37 City Attorney City Clerk