

Late Backup

ORDINANCE NO. _____

#99

1 AN ORDINANCE AMENDING ORDINANCE NO. 040415-50, REZONING AND
2 CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN
3 AS THE CRESTVIEW STATION DEVELOPMENT LOCATED AT 950 BANYON
4 STREET IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA WITHIN THE
5 LAMAR BLVD/JUSTIN LANE TOD DISTRICT FROM TRANSIT ORIENTED
6 DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT
7 TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP)
8 COMBINING DISTRICT.

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

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12 **PART 1.** Ordinance No. 040415-50 included the Crestview Station planned development
13 area ("Crestview PDA") in the Crestview neighborhood plan and provided the use and site
14 development regulations for Crestview PDA. In December of 2008, the Crestview PDA
15 became part of the Lamar Blvd/Justin Lane TOD district station area plan under Ordinance
16 No. 20081211-086. According to Section 1.2.5 (*Conflicting Provisions*) of the Regulating
17 Plan the regulations for Crestview PDA under Ordinance No. 040415-50 supersede the
18 requirements of the Regulating Plan to the extent of conflict.

19
20 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
21 change the base district from transit oriented development-neighborhood plan (TOD-NP)
22 combining district to transit oriented development-neighborhood plan (TOD-NP)
23 combining district on the property described in Zoning Case No. C14-2011-0117, on file at
24 the Planning and Development Review Department, as follows:

25
26 Lot 7, Crestview Station Subdivision, a subdivision in the City of Austin, Travis
27 County, Texas, according to the map or plat of record in Document No.
28 200700309, of the Official Public Records of Travis County, Texas (the "Lot 7
29 Property"),

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31 locally known as 950 Banyon Street, in the City of Austin, Travis County, Texas, and
32 generally identified in the map attached as Exhibit "A".
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PART 3. Part 6 of Ordinance No. 040415-50 is amended as to the Lot 7 Property, as follows:

A. Subsections 3 and 5 of Part 6 are amended to allow duplex residential use as a permitted use of the Lot 7 Property and are revised to read as follows:

3. The following uses are additional permitted uses of Tract 160a:

Administrative services	Park & recreation services (special)
Bed & breakfast residential (Group 1)	Research assembly services
Bed & breakfast residential (Group 2)	Research warehousing services
Consumer repair services	Retirement housing (large site)
Convalescent services	Retirement housing (small site)
Multifamily residential	Single family residential
Pet services	Townhouse residential
Park & recreation services (general)	Urban farm
Condominium residential	Two-family residential
Family home	<u>Duplex residential</u>

5. The following uses are additional permitted uses of Tracts 160b-1 and 160c:

Bed & breakfast residential (Group 1)	Bed & breakfast residential (Group 2)
Condominium residential	Park & recreation services (general)
Park & recreation services (special)	Retirement housing (small site)
Single family residential	Townhouse residential
Two-family residential	Urban farm
Family home	Community recreation (private)
Community recreation (public)	<u>Duplex residential</u>

The following uses are permitted uses of Tract 160b-2:

Park & recreation services (special)	Park & recreation services (general)
Community recreation (private)	Community recreation (public)

B. Subsection 20 of Part 6 is amended to read: Notwithstanding Sections 18 and 19, development of the property is not subject to Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*), within the Lot 7 site only.

C. Subsection 24 of Part 6, Schedule 1 Site Development Chart is amended as follows as to the Lot 7 Property.

Regulation	COLUMN A SINGLE FAMILY RESIDENTIAL	COLUMN B TOWNHOUSE & CONDOMINIUM	COLUMN C ALL OTHER RESIDENTIAL USES
<i>Minimum Lot Size</i>	<u>2,500 SF</u> [3,500 SF]	<u>1,500 SF</u> [2,000 SF]	<u>2,500 SF</u> [5,750 SF]
<i>Minimum Lot Width</i>	<u>20 FT</u> [30 FT]	20 FT	50 FT
<i>Maximum Height</i>	<u>40 FT</u> [35 FT]	<u>40 FT</u> [35 FT]	60 FT
<i>Minimum Front Yard Setback</i>	<u>5 FT</u> [10 FT]	5 FT	5 FT
<i>Minimum Front Garage Setback</i>	20 FT	20 FT	--
<i>Minimum Street Side Yard Setback</i>	<u>5 FT</u> 10 FT	<u>5 FT</u> 10 FT	10 FT
<i>Minimum Interior Side Yard Setback</i>	<u>0 FT *</u> [5 FT]	0 FT	5 FT
<i>Minimum Rear Yard Setback</i>	5 FT	5 FT	10 FT
<i>Maximum Building Coverage</i>	<u>85%</u> [55%]	<u>85%</u> [70%]	<u>85%</u> [75%]
<i>Maximum Impervious Cover</i>	<u>85%</u> [65%]	<u>85%</u> [75%]	<u>85%</u> [80%]

*A 10 foot separation shall be maintained between buildings.

1 D. Subsection 25 of Part 6 does not apply to the Lot 7 Property. Vehicular access to
2 Morrow Street is prohibited except for emergency vehicular use. Bicycle and
3 pedestrian access is allowed from the Lot 7 Property to Morrow Street.
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5 **PART 4.** The following additional conditions apply to the Lot 7 Property.
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7 A. A 10-foot high fence shall be provided and maintained along the property lines of
8 lots that back up to the railroad right-of-way that runs along the western boundary
9 of the Lot 7 Property.
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11 B. Two pedestrian/bicycle access points shall be provided along the west property line
12 that lies adjacent to the railroad right-of-way. Each access point shall be a
13 minimum of 15-feet wide and located at the northwest and southwest corners of the
14 west property line. An easement for this public access shall be dedicated at the
15 time of final plat for the development sections adjacent to the proposed access
16 point(s) locations.
17

18 C. An internal connection shall be provided between each access point, constructed of
19 an impervious surface material and extend into the property no more than 140 feet
20 from the railroad right-of-way. No front-in angle parking is allowed along this
21 connection.
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23 D. A residential unit facing Morrow Street shall have its front door oriented to
24 Morrow Street.
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26 **PART 5.** Except as otherwise provided for in this ordinance, the terms and conditions of
27 Ordinance No. 040415-50, remain in effect on the Lot 7 Property and the Crestview PDA.
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2 **PART 6.** This ordinance takes effect on _____, 2011.
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5 **PASSED AND APPROVED**

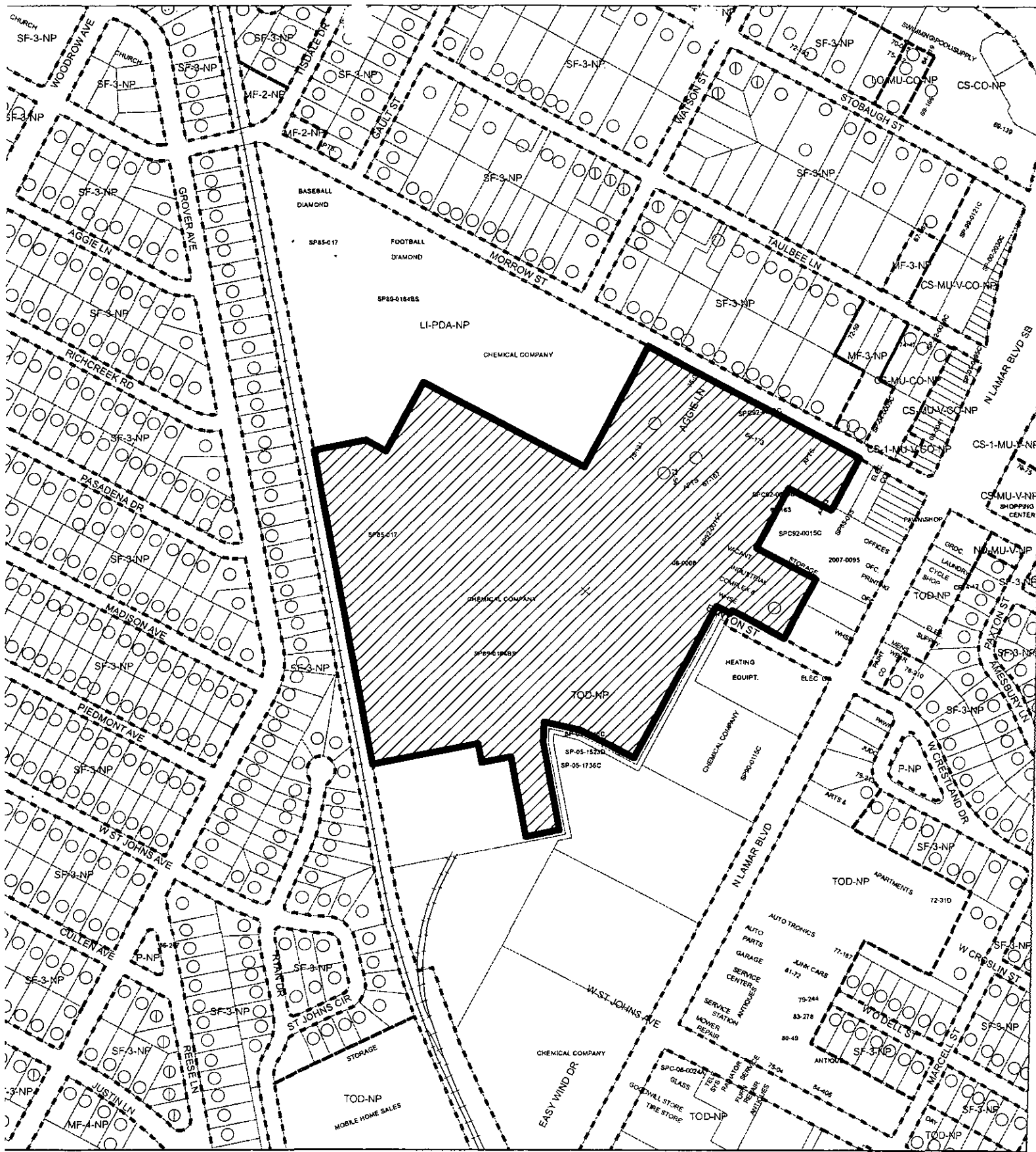
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

Lee Leffingwell
Mayor

14 **APPROVED:** _____ **ATTEST:** _____

15 Karen M. Kennard
16 City Attorney

Shirley A. Gentry
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0117

EXHIBIT "A"

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

