

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

**AN ORDINANCE AMENDING ORDINANCE NO. 20111215-077, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE CRESTVIEW STATION DEVELOPMENT LOCATED AT 950 BANYON STREET IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA WITHIN THE LAMAR BLVD/JUSTIN LANE TOD DISTRICT FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Ordinance No. 040415-50 as amended by Ordinance No. 20111215-077 included the Crestview Station planned development area ("Crestview PDA") in the Crestview neighborhood plan and provided the use and site development regulations for Crestview PDA. In December of 2008, the Crestview PDA became part of the Lamar Blvd/Justin Lane TOD district station area plan under Ordinance No. 20081211-086. According to Section 1.2.5 (*Conflicting Provisions*) of the Regulating Plan the regulations for Crestview PDA under Ordinance No. 040415-50 supersede the requirements of the Regulating Plan to the extent of conflict.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from transit oriented development-neighborhood plan (TOD-NP) combining district to transit oriented development-neighborhood plan (TOD-NP) combining district on the property described in Zoning Case No. C14-2012-0098, on file at the Planning and Development Review Department, as follows:

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

locally known as 950 Banyon Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 3.** Part 3 of Ordinance No. 20111215-077 is amended as to the current Lot 7 Property, as follows:

Subsection C of Part 3, Schedule 1 Site Development Chart is amended as follows as to the current Lot 7 Property.

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

\*A 5 [~~10~~] foot separation shall be maintained between buildings.

**PART 4.** Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 040415-50 as amended by Ordinance No. 20111215-077, remain in effect on the current Lot 7 Property and the Crestview PDA.

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2011      §  
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                                 §  
                                 \_\_\_\_\_  
                                 Lee Leffingwell  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         Karen M. Kennard                           Shirley A. Gentry  
                         City Attorney                           City Clerk