

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0098 Crestview Station Residential

P. C. DATE: 09-11-2012

ADDRESS: 950 Banyon Street

AREA: 32.63 acres

APPLICANT: Continental Homes
(Richard Maier)

AGENT: Alice Glasco Consulting
(Alice Glasco)

NEIGHBORHOOD PLAN AREA: Crestview/Wooten Combined

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: TOD-NP, Transit Oriented Development - Neighborhood Plan.

ZONING TO: TOD-NP, Transit Oriented Development - Neighborhood Plan to change a condition of zoning.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of TOD-NP, Transit Oriented Development - Neighborhood Plan to change a condition of zoning.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for TOD-NP zoning was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

DEPARTMENT COMMENTS:

The Crestview Station property is located in the northern portion of the Lamar Blvd/Justin Lane Transit Oriented Development, (TOD). The Crestview Station property is approximately seventy three acres of land of which the southern portion is developed with low rise multifamily and retail/office space and the northern portion is developed with five baseball fields and the associated parking. The Crestview Station property was zoned Light Industrial-Planned Development Area-Neighborhood Plan (LI-PDA-NP) by Ordinance #040415-50 (see attached) which was the Crestview Neighborhood Plan. In 2008 the City completed the Lamar Blvd/Justin Lane TOD and the City Council adopted the plan with Ordinance #20081211-086 (see attached). When the TOD was adopted, it incorporated the existing PDA for Crestview Station into the TOD. Within the TOD there is a provision in "Section 1.2.5. Conflicting Provisions" that states "The Planned Development Area (PDA) regulations in Ordinance 040415-50 continue to apply to property formerly known as the "Huntsman Tract", currently referred to as the "Crestview Station" or "Midtown Commons" development. So the PDA is controlling over the TOD on this property. The applicant would like to modify the PDA to change a site development regulation. The applicant has stated that "the reduction in the minimum garage setback and the separation between buildings will allow for an urban streetscape for the development". Cited below is the applicant's request.

1. Amend Part 6, paragraph 24 of the PDA ordinance (Schedule 1 – Site Development Chart) as follows:

Regulation	Column A	Column B	Column C
	Single Family Residential	Townhouse & Condominium	All Other Residential Uses
Minimum Lot Size	2,500 SF	1,500 SF	2,500 SF
Minimum Lot Width	20 FT	20FT	20 FT
Maximum Height	40 FT	40 FT	60 FT
Minimum Front Yard Setback	5 FT	5 FT	5 FT
Minimum Front Garage Setback	5 FT (NEW)	5 FT (NEW)	N/A
Minimum Street Side Yard Setback	5 FT	5 FT	10 FT
Minimum Interior Side Yard Setback	0 FT*	0 FT	5 FT
Minimum Rear Yard Setback	5 FT	5 FT	10 FT
Maximum Building Coverage	85%	85%	85%
Maximum Impervious Cover	85%	85%	85%

* A 5-foot separation shall be maintained between buildings. (NEW)

Note: Minimum lot size and width, building coverage and impervious cover, except for column B, lot size, are consistent with the TOD Regulating Plan - sections 4.2.2-4.2.5

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

Incorporating the applicants request and the City's recommendation will not adversely affect the intention of the Transit Oriented Development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	TOD-NP	Undeveloped
NORTH	LI-PDA	Ball fields
SOUTH	TOP-NP	Multifamily
EAST	TOD-NP	Commercial
WEST	SF-3-NP	Single family residential

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0095	From LI-PDA-NP to P	Approved P [Vote: 9-0]	Approved P [Vote: 7-0]
C14-03-0041	From CS to CS-1-CO	Approved CS-1-CO [Vote: 6-1]	Approved CS-1-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Greater Northcross Area
- Crestview Neighborhood Assn.
- Highland Neighborhood Assn.
- Responsible Growth for Northcross
- North Austin Neighborhood Alliance
-

SCHOOLS:

Brown Elementary School, Webb Middle School, Lanier High School

SITE PLAN:

- SP 1. This site will be subject to the development requirements of the Lamar Blvd./Justin Lane TOD Regulating Plan, which supersedes all standards and regulations in Chapter 25-2 Document E: Design Standards and Mixed Use.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

- TR1: Anderson Lane, Burnet Road, Justin Lane, and Lamar Boulevard are classified arterials in the Austin Metropolitan Area Transportation Plan (AMATP). Additional right-of-way may be required in accordance with the AMATP during the Site Plan application process. The adopted AMATP is available online at <http://www.ci.austin.tx.us/transplan/>.
- TR2: Subchapter E of Section 25-2 of the City's Land Development Code, Design Standards and Mixed Use, may apply during the site plan application process.
- TR3: Along the zoning tracts:
- Burnet Road is classified as a Core Transit Corridor;
 - Lamar Boulevard classified as a Urban roadway and identified as a Future Core Transit Corridor; and
 - Unless identified above, streets are classified as Urban Roadways.

CITY COUNCIL DATE: October 11th, 2012

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

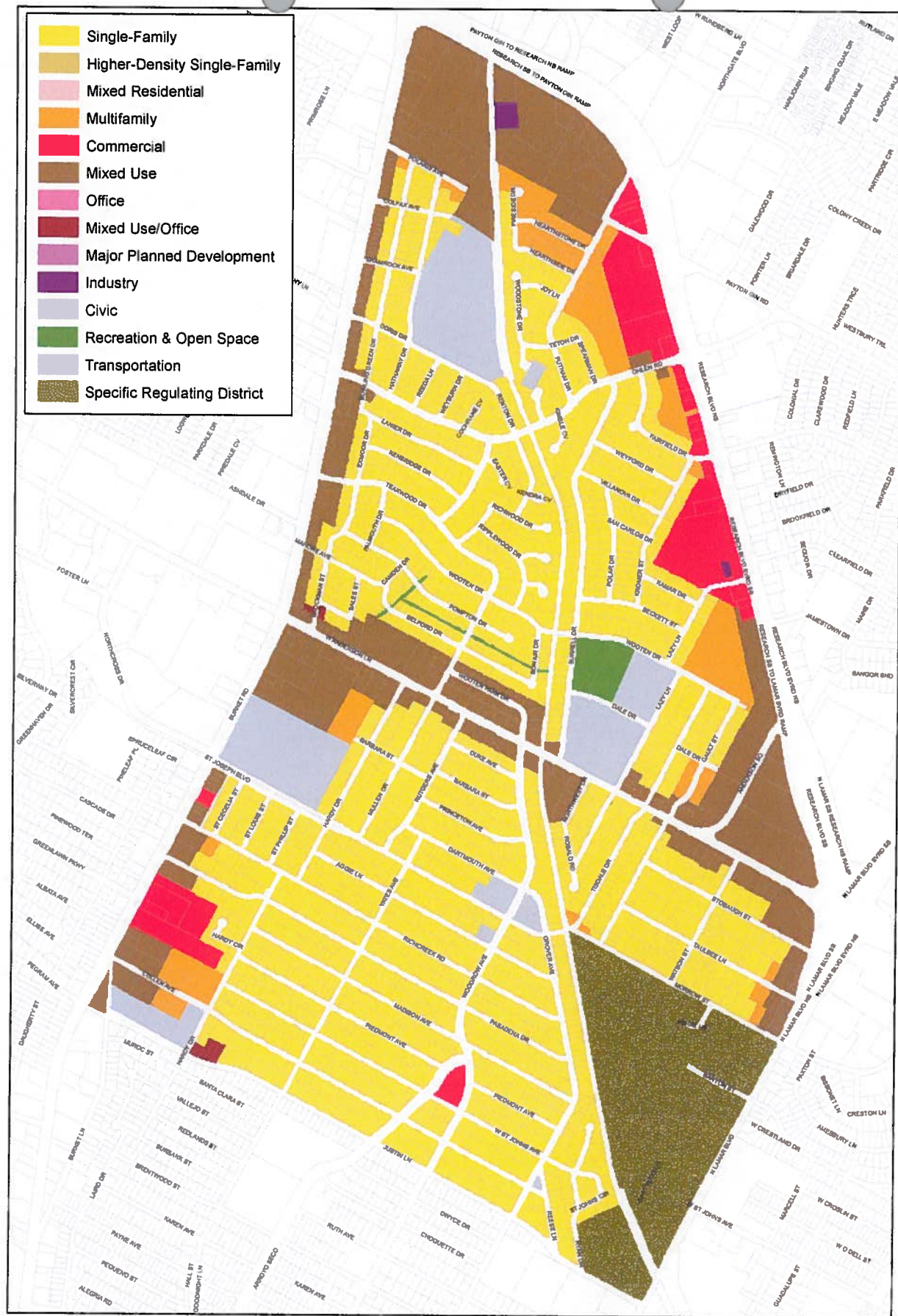
CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us







Crestview/Wooten Neighborhood Planning Area Future Land Use Map

Adopted April 1, 2004
Updated May 12, 2011



ORDINANCE NO. 2011215-077

AN ORDINANCE AMENDING ORDINANCE NO. 040415-50, 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 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. C14-2011-0117, 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 6 of Ordinance No. 040415-50 is amended as to the current 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 current 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 current Lot 7 site only.

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

- D. Subsection 25 of Part 6 does not apply to the current Lot 7 Property. Vehicular access to Morrow Street is prohibited except for emergency vehicular use. Bicycle and pedestrian access is allowed from the current Lot 7 Property to Morrow Street.

PART 4. The following additional conditions apply to the current Lot 7 Property.

- A. A 10-foot high fence may be provided and maintained along the property lines of lots that back up to the railroad right-of-way that runs along the western boundary of the current Lot 7 Property.
- B. Two pedestrian/bicycle access points shall be provided along the west property line that lies adjacent to the railroad right-of-way. Each access point shall be a minimum of 15-feet wide and located at the northwest and southwest corners of the west property line. An easement for this public access shall be dedicated at the time of final plat for the development sections adjacent to the proposed access point(s) locations.
- C. An internal connection shall be provided between each access point, constructed of an impervious surface material and extend into the property no more than 140 feet from the railroad right-of-way. No front-in angle parking is allowed along this connection.
- D. A residential unit facing Morrow Street shall have its front door oriented to Morrow Street.

PART 5. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 040415-50, remain in effect on the current Lot 7 Property and the Crestview PDA.

PART 6. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

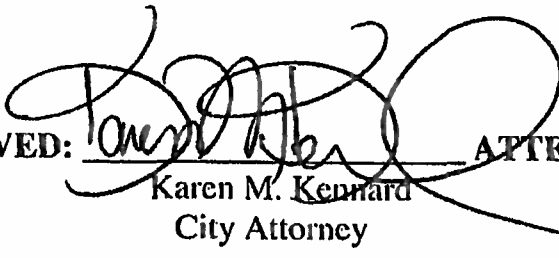
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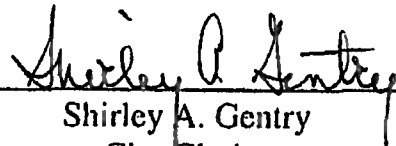
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

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.

ORDINANCE NO. 040415-50

AN ORDINANCE AMENDING ORDINANCE NO. 040401-32B, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON THREE TRACTS OF LAND, BEING APPROXIMATELY 73.4 ACRES OF LAND IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS.

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

PART 1. Ordinance No. 040401-32B is amended to include the property identified in this Part in the Crestview neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base zoning districts on three tracts of land described in File C14-04-0004.002, as follows:

7100-7400 N Lamar Blvd (11.499 ac. Abs 679, Sur 7 GW Spear),
7414 N Lamar Blvd (31.887 ac Abs 789 Sur 57 GW Spear),
7500 N Lamar Blvd (Lot 2A Resub of
 Lots 1-2 Northern Commercial Subd),
7520-7524 N Lamar Blvd (Lots 1-4 Blk A Northgate Addn),
7526-7530 N Lamar Blvd (Trt 1-2 Kivlin-Smith Subd),
810 Banyon St (Lot 3 Northern Commercial Subd),
904-910 Banyon St (Lots 1-4 Northern Industrial Subd),
1007-1019 Aggie Ln (Lots 7-12 Blk A Resub of
 Lots 21-23 Northgate Addn), and
907 Morrow St (S 252 ft of Trt 3 Kivlin-Smith Subd) (Tract 160a)

1016 Aggie Ln, and
1001-1209 Morrow St (Tracts 160b-1 and 160b-2)

821-901 Morrow St,
907 Morrow St (N 149.84 ft of
 Trt 3 Kivlin-Smith Subd), and
909-913 Morrow St (Tract 160c)
(the "Property") as shown on the attached Exhibit "A",

generally known as the Crestview neighborhood plan combining district, locally known as the area bounded by Anderson Lane on the north, Lamar Boulevard on the east, Justin

Lane on the south, and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 3 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
160a	7100-7400 N Lamar Blvd (11.499 AC OF ABS 679 SUR 7 SPEAR G W), 7414 N Lamar Blvd (31.887 AC OF ABS 789 SUR 57 SPEAR G W), 7500 N Lamar Blvd (LOT 2A RESUB OF LOTS 1-2 NORTHERN COMMERCIAL SUBD), 7520-7524 N Lamar Blvd (LOTS 1-4 BLK A NORTHGATE ADDN), 7526-7530 N Lamar Blvd (TRT 1-2 KIVLIN-SMITH SUBD), 810 Banyon St (LOT 3 NORTHERN COMMERCIAL SUBD), 904-910 Banyon St (LOTS 1-4 NORTHERN INDUSTRIAL SUBD), 1007-1019 Aggie Ln (LOTS 7-12 BLK A RESUB LOTS 21-23 NORTHGATE ADDN), 907 Morrow St (S 252 FT OF TRT 3 KIVLIN-SMITH SUBD)	LI, CS, CS-1, MF-4, MF-3, SF-3	LI-PDA-NP
160b-1 160b-2	1016 Aggie Ln, 1001-1209 Morrow St (as described in Exhibit "C") 1016 Aggie Ln, 1001-1209 Morrow St (as described in Exhibit "C")	LI, SF-3	LI-PDA-NP
160c	821-901 Morrow St, 907 Morrow St (N 149.84 ft of Trt 3, Kivlin-Smith Subd), 909-913 Morrow St	CS, MF-4, SF-3	LI-PDA-NP

PART 3. The Property is subject to Ordinance No. 040401-32B that established the Crestview neighborhood plan combining district.

PART 4. Tract 160a may be developed as a residential infill special use as set forth in Section 25-2-1532 through 25-2-1534 of the Code.

PART 5. Tract 160a may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 6. Development of the Property identified as Tracts 160a, 160b-1, 160-2, and 160c located within the boundaries of the planned development area (PDA) combining district established by this ordinance ("PDA Property") is subject to the use and site development regulations set forth in this part. Use and site development regulations expressly provided in this part supercede conflicting regulations in the City Code.

1. Development of the PDA Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.
2. Except as provided in Sections 3 to 7, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of Tracts 160a, 160b-1, 160b-2, and 160c.
3. The following uses are additional permitted uses of Tract 160a:

Administrative services	Park and recreation services (special)
Bed and breakfast residential (Group 1)	Research assembly services
Bed and 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 and recreation services (general)	Urban farm
Condominium residential	Two-family residential
Family home	

4. The following uses are prohibited uses of Tracts 160a, 160b-1, 160b-2, and 160c:

Agricultural sales and services	Kennels
Automotive repair services	Liquor sales
Automotive sales	Monument retail sales
Automotive washing (of any type)	Outdoor entertainment
Campground	Recycling center
Convenience storage	Resource extraction
Drop-off recycling collection facility	Scrap and salvage
Equipment repair services	Vehicle storage
Equipment sales	

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

Bed and breakfast residential (Group 1)
Condominium residential
Park and recreation services (special)
Single family residential
Two-family residential
Family home
Community recreation (public)

Bed and breakfast residential (Group 2)
Park and recreation services (general)
Retirement housing (small site)
Townhouse residential
Urban farm
Community recreation (private)

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

Park and recreation services (special)
Community recreation (private)

Park and recreation services (general)
Community recreation (public)

6. The following uses are prohibited uses of Tracts 160b-1, 160b-2, and 160c:

Administrative and business offices
Art and craft studio (general)
Automotive rentals
Building maintenance services
Business support services
Construction sales and services
Electronic prototype assembly
Financial services
Funeral services
General retail sales (limited)
Indoor entertainment
Laundry services
Personal improvement services
Plant nursery
Research services
Restaurant (limited)
Software development
Veterinary services
Custom manufacturing
Light manufacturing
Counseling services
Maintenance and service facilities
Residential treatment
Transportation terminal

Art and craft studio (limited)
Art and craft studio (industrial)
Bail bond services
Business or trade school
Commercial off-street parking
Consumer convenience services
Exterminating services
Food sales
General retail sales (general)
Hotel-motel
Indoor sports and recreation
Medical offices
Personal services
Professional office
Restaurant (general)
Service station
Theater
Basic industry
General warehousing and distribution
Limited warehousing and distribution
Congregate living
Railroad facilities
Transitional housing

The following uses are additional prohibited uses of Tract 160b-2:

Communications services	Off-site accessory parking
Outdoor sports and recreation	Club or lodge
Communication service facilities	Community events
Day care services (limited)	Employee recreation
Group home, Class I (general)	Group home, Class I (limited)
Group home, Class II	

7. The following uses are conditional uses of Tracts 160b-1 and 160c:

College and university facilities	Cultural services
Day care services (commercial)	Day care services (general)
Local utility services	Safety services

8. Calculations for zoning impervious cover, building coverage, floor to area ratios, parking, landscaping, and required open space are based on the cumulative gross site area of the PDA Property.
9. Except as provided in Sections 11 to 14, the CS site development standards apply to Tract 160a.
10. Except as provided in Sections 11 and 12, the SF-6 site development standards apply to Tracts 160b-1, 160b-2, and 160c.
11. The site development standards in Schedule 1, Column A, set forth in Section 24, apply to a single family residential use.
12. The site development standards in Schedule 1, Column B, set forth in Section 24, apply to a townhouse residential use or condominium residential use.
13. The uses identified in this section are subject to Section 14.

Congregate living	Retirement housing (small site)
Convalescent services	Retirement housing (large site)
Multifamily residential	

14. Except as provided in Section 15, development of the uses in Section 13 shall comply with the site development standards in Schedule 1, Column C set forth in Section 24.

15. This section applies to a combination use building.

A. A combination use building is a building that contains both a commercial use and (1) a residential use, or (2) a congregate living use or a convalescent services use.

B. A combination use building must comply with the following criteria.

1. The building must contain residential units above the ground floor.

2. The square footage of the residential units on the ground floor may not exceed 50 percent of the gross floor area of the ground floor.

3. The square footage of the non-residential units in the above-ground floor area may not exceed 50 percent of the gross floor area of the above-ground floor area.

C. The CS site development standards apply to a combination use building.

16. The maximum density is 1,472 dwelling units for a residential use identified in this section.

Bed and breakfast residential (Group 1)
Condominium residential
Multifamily residential
Retirement housing (large site)
Single family residential
Townhouse residential

Bed and breakfast residential (Group 2)
Group residential
Retirement housing (small site)
Single family attached residential
Small lot single family residential
Two-family residential

17. The uses identified in this section are subject to Sections 18 to 21.

Basic industry
Light manufacturing

General warehousing and distribution

18. A building setback in Section 19 shall not apply to a use or zoning district identified in Section 19 that is located east of Lamar Boulevard or on Tracts 147, 148, and 149.

19. A 200-foot wide building setback shall be established between a use identified in Section 17 and:
 - A. A use identified in Section 13.
 - B. A residential use including a combination use building.
 - C. A multifamily residence highest density (MF-6) district or less restrictive zoning district.
20. Notwithstanding Sections 18 and 19, development of the Property is subject to Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*).
21. A use identified in Section 17 is a prohibited use of the property located in the vicinity of Banyon Street as shown in Exhibit "D".
22. A minimum 17.4 acres of the Property shall be open space. Open space may include a community recreation (private or public) use. Required setback areas may not be included as required open space except for the setback areas within a community recreation (private or public) use.
23. Open space required under Section 22 will be credited toward parkland dedication required for a residential subdivision within the Property, in accordance with Chapter 25-4, Article 3, Division 5 of the Code. An 80 percent credit will be allowed for privately owned and maintained park and recreational facilities, and a 100 percent credit will be allowed for land dedicated as parkland to the City.

24. Schedule I Site Development Chart.

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

25. A site plan or building permit for development on Tract 160 may not be approved, released, or issued, if the completed development or uses of Tract 160, considered cumulatively with all existing or previously authorized development or uses, generate traffic onto Morrow Street that exceeds 1,000 trips per day.
26. Except as specifically provided under this ordinance, the PDA Property shall be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 7. This ordinance takes effect on April 26, 2004.

PASSED AND APPROVED

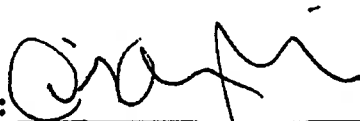
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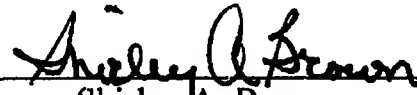
Will Wynn
Mayor

APPROVED:



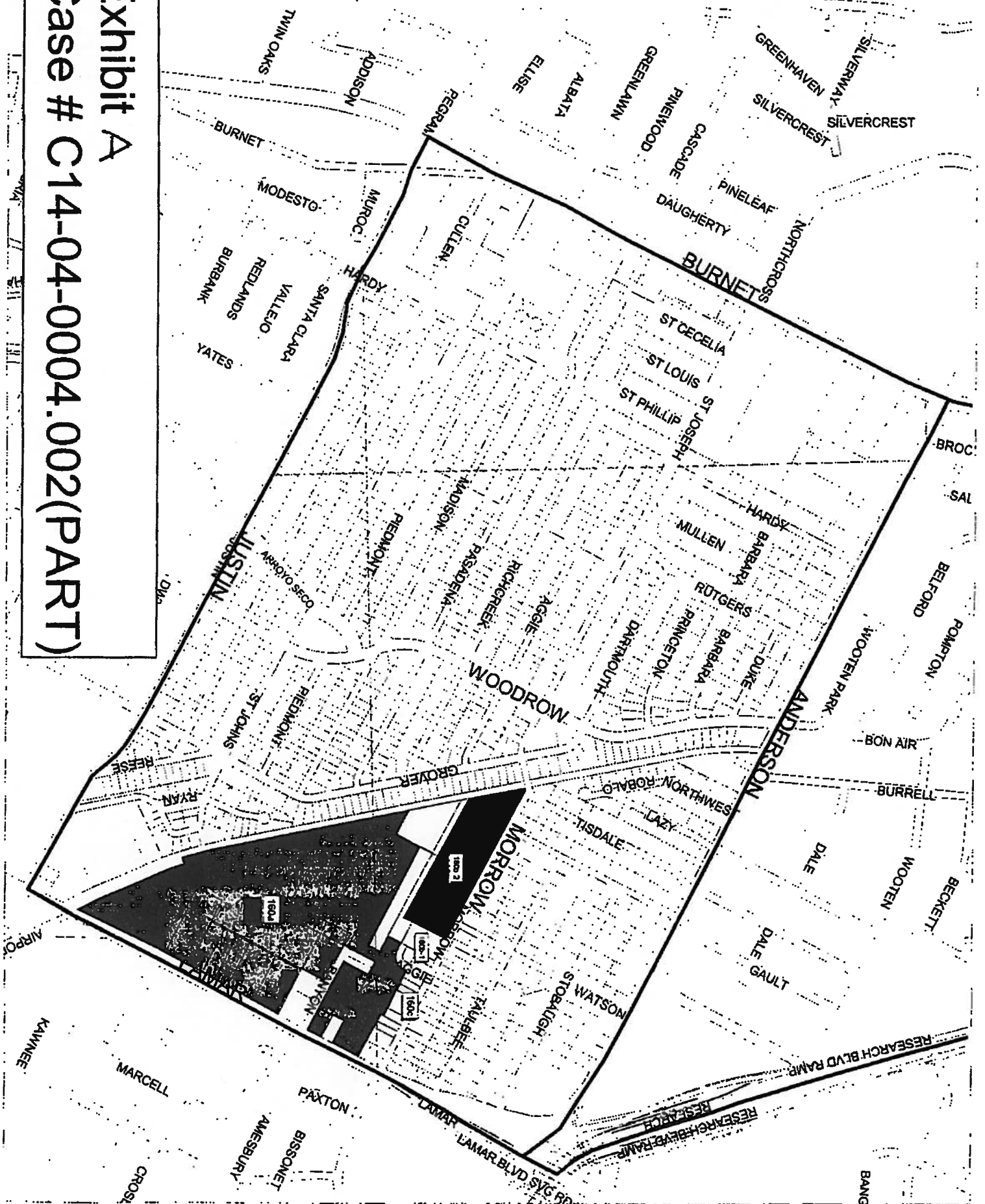
David Allan Smith
City Attorney

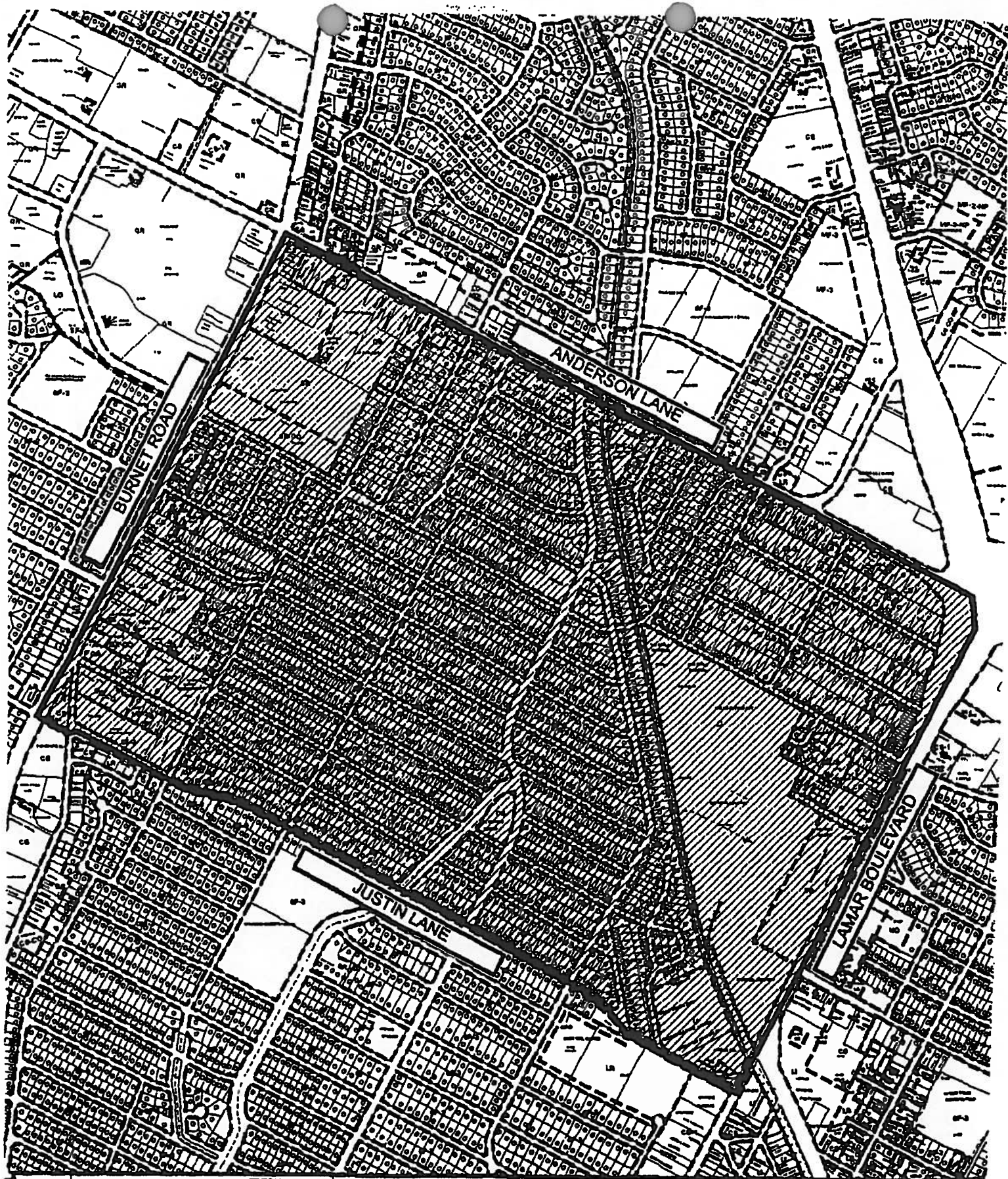
ATTEST:







Shirley A. Brown
City Clerk

Exhibit A
Case # C14-04-0004.002(PART)

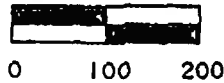




 1" = 1000'	SUBJECT TRACT 	ZONING EXHIBIT D		CITY GRID REFERENCE NUMBER J28-30 K28-3 1
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0004.002	DATE: 04-02	
	CASE MGR: W. WALSH	ADDRESS: CRESTVIEW COMBINED NEIGHBORHOOD PLAN AREA SUBJECT AREA (acres): 650.310	INTLS: SM	

A=35.08
D=39°01'07"
CB=S79°31'05"E

TISDALE DR.



LEGEND

- = 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- = CONCRETE MONUMENT FOUND
- = 5/8" IRON ROD SET
WITH PLASTIC CAP STAMPED
"LJA INC. RPLS 4532"

TRACT
160b

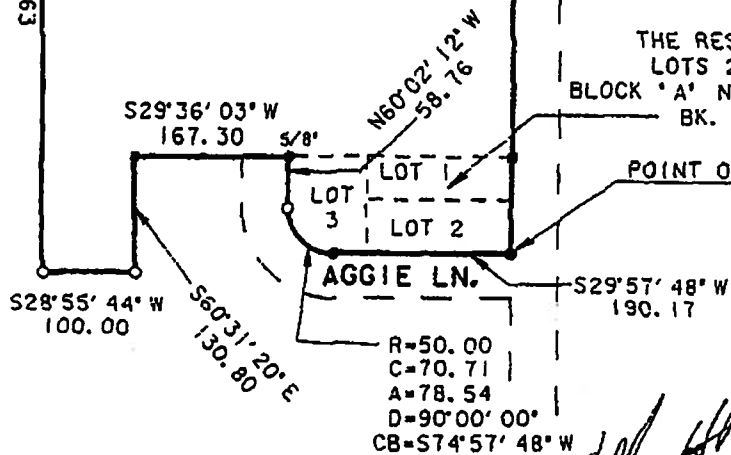
17.444 ACRES

TEXACO CHEMICAL COMPANY
VOL. 10701, PG. 256

LEAGUE

WATSON ST.

GEORGE



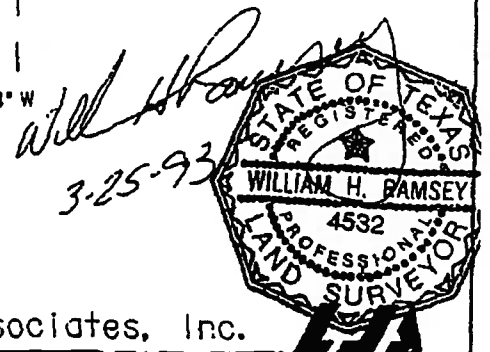
THE RESUBDIVISION OF
LOTS 21, 22, AND 23
BLOCK 'A' NORTH GATE ADDITION
BK. 4, PG. 292

POINT OF BEGINNING

AGGIE LN.

R=50.00
C=70.71
A=78.54
D=90°00'00"
CB=S74°57'48"W

EXHIBIT C - pg 1 of 2

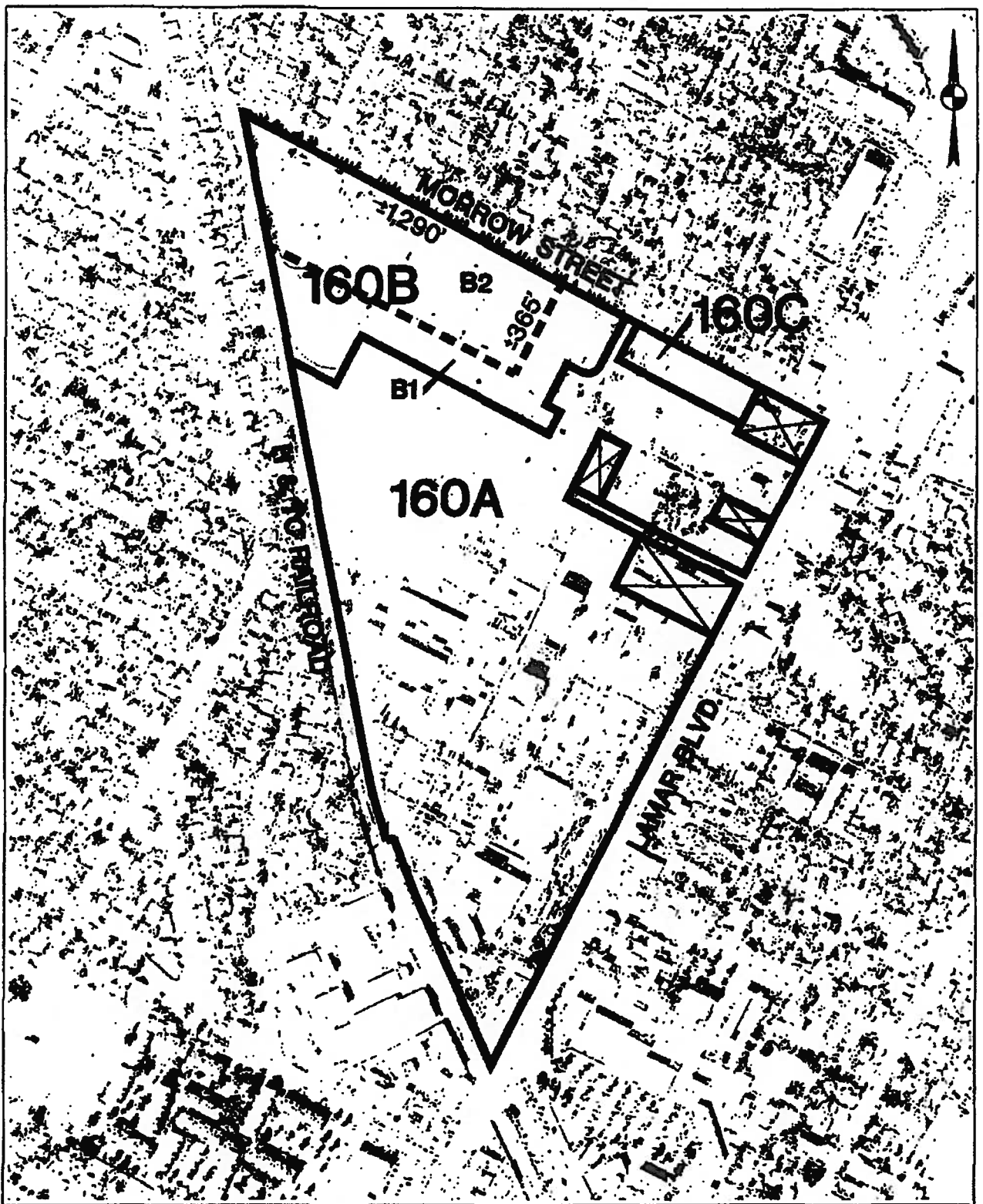


DATE: MARCH 22, 1993

JOB NO. 21-0886-0001-0005

Lichtliter/Jameson & Associates, Inc.

CONSULTING ENGINEERS AND PLANNERS



HUNTSMAN TRACTS
FACILITY 160A, 160B, & 160C
EXHIBIT C 79 2 of 2

b Bury+ Partners
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512/355-0011 Fax 512/355-0325
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FILE: G:\1425\01\EXH\142501EXH01

PROJECT No.: 1425-01.00

SCALE: N.T.S.

Tract 160a

Tract 160a--industrial
uses prohibited

Other Tracts

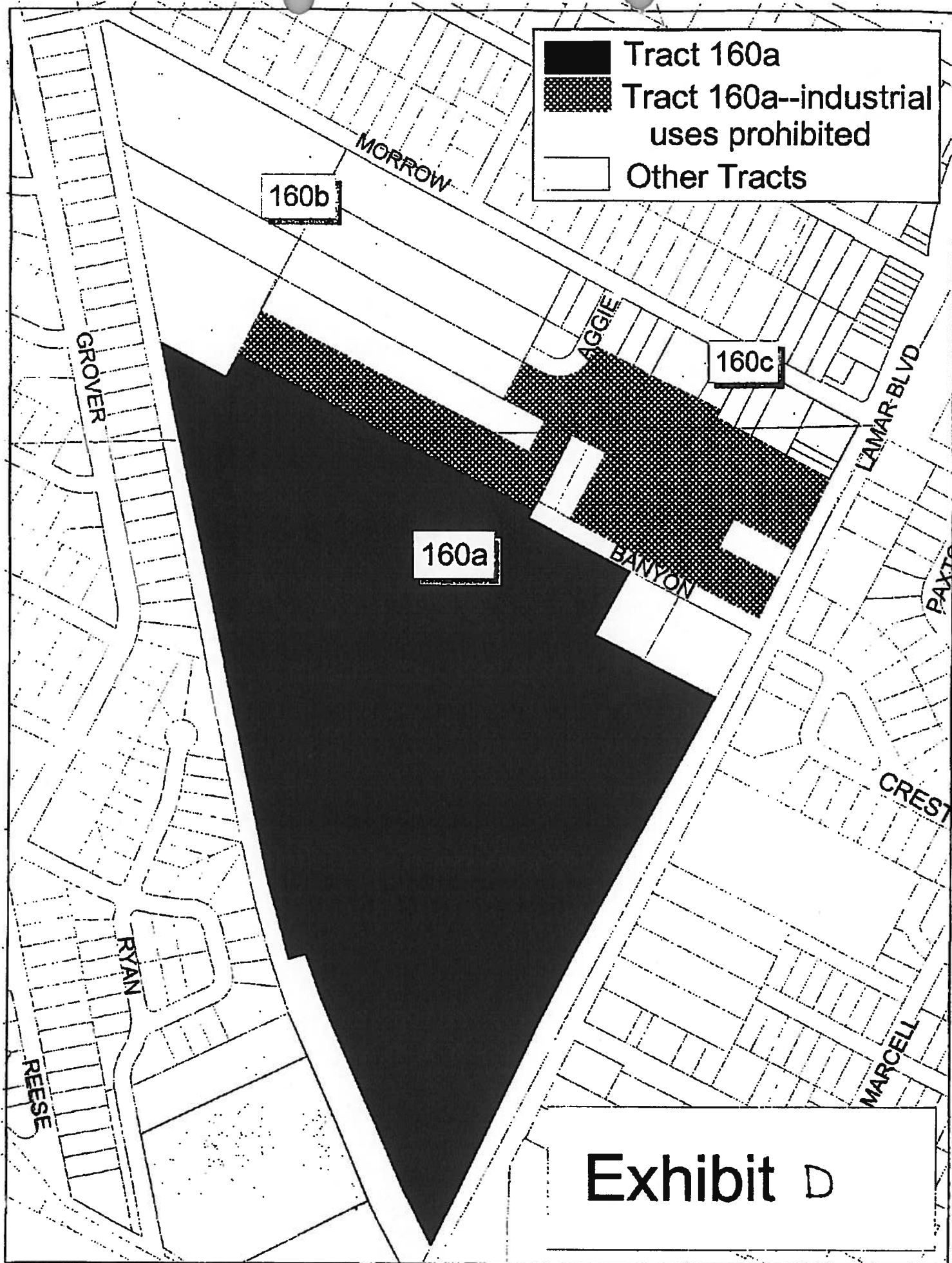


Exhibit D