

**ORDINANCE NO. 040513-33A**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,015 ACRES OF LAND GENERALLY KNOWN AS THE BRENTWOOD NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 137 TRACTS OF LAND.**

**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 add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 137 tracts of land within the property described in Zoning Case No. C14-04-0012.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,015 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and includes, as follows,

Romeria-Gateway Subdistrict area includes the lots adjacent to Romeria Street between Lamar Boulevard and the Grover Drainage Channel, as shown on Exhibit "B",

generally known as the Brentwood neighborhood plan combining district, locally known as the area bounded by Justin Lane on the north, 45<sup>th</sup> Street on the south, Lamar Boulevard on the east and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 137 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, neighborhood office (NO) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, community commercial (GR) district, community

| TRACT | ADDRESS   | FROM    | TO            |
|-------|---|---------|---------------|
| 6     | 2108 PAYNE AVE  | SF-3    | LO-MU-NP      |
| 7     | 6431 BURNET LN & 2107 PAYNE AVE   | CS      | LO-MU-NP      |
| 8     | 6415 & 6421 BURNET LN, 6205, 6225, 6311, 6313 & 6317 BURNET RD                            | CS      | CS-MU-CO-NP   |
| 9     | 6001 BURNET RD  | CS      | CS-MU-CO-NP   |
| 10a   | 5801, 5819 & 5829 BURNET RD   | CS      | CS-MU-CO-NP   |
| 10b   | 5607, 5615 & 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES, AKA 5701-5715 BURNET RD) | CS      | CS-MU-CO-NP   |
| 10b   | 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES; footprint)                            | LI-CO   | CS-MU-CO-NP   |
| 10c   | 5501, 5525, 5531 & 5605 BURNET RD   | CS      | CS-MU-CO-NP   |
| 10c   | 5501 & 5525 BURNET RD   | CS-1    | CS-MU-CO-NP   |
| 10d   | 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES, AKA 1511 BURNET RD, footprint)        | CS-1-CO | CS-1-MU-CO-NP |
| 11    | 5605 BURNET RD  | SF-3    | LR-MU-CO-NP   |
| 12    | 5615 ADAMS AVE  | LO      | LR-MU-CO-NP   |
| 13    | 5609 & 5611 ADAMS AVE   | CS      | CS-MU-CO-NP   |
| 13    | 5613 ADAMS AVE  | CS      | CS-MU-CO-NP   |
| 15a   | 5425, 5435 & 5437 BURNET RD & 5500 CLAY AVE   | CS      | CS-MU-CO-NP   |
| 15c   | 5508 CLAY AVE   | CS      | CS-MU-CO-NP   |
| 16    | 5611 CLAY AVE   | LO      | SF-3-NP       |
| 17    | 1706 HOUSTON ST   | LO      | LO-MU-NP      |
| 18    | 1700 HOUSTON ST & 5504 JEFF DAVIS AVE   | NO      | SF-3-NP       |
| 18    | 1700 HOUSTON ST   | MF-3    | SF-3-NP       |
| 19    | 5502 & 5504 JIM HOGG AVE  | MF-2    | SF-3-NP       |
| 20    | 5508 JIM HOGG AVE   | MF-2    | SF-3-NP       |
| 21    | 5600 & 5602 JIM HOGG AVE  | MF-2    | MF-2-CO-NP    |
| 22    | 5513 JIM HOGG AVE   | MF-2    | SF-3-NP       |
| 23    | 5509 JIM HOGG AVE   | MF-2    | SF-3-NP       |
| 24    | 5624 & 5626 WOODROW AVE   | SF-3    | MF-3-NP       |
| 25    | 5807 WOODROW AVE  | MF-3    | SF-3-NP       |
| 26    | 5705 WOODROW AVE  | CS      | SF-3-NP       |
| 26    | 5705 & 5707 WOODROW AVE   | MF-3    | SF-3-NP       |
| 27    | 5612 ROOSEVELT AVE  | LR      | MF-3-NP       |
| 28    | 5513 WOODROW AVE  | MF-3    | SF-3-NP       |
| 29    | 5506 GROVER AVE   | CS      | MF-4-NP       |
| 30    | 5401 BURNET RD  | CS      | CS-MU-CO-NP   |
| 31a   | 5303, 5335 & 5343 BURNET RD   | CS      | CS-MU-CO-NP   |
| 31a   | 5335 BURNET RD  | CS-1-CO | CS-MU-CO-NP   |
| 31a   | 5335 & 5353 BURNET RD   | CS-1    | CS-MU-CO-NP   |
| 31a   | 5343 BURNET RD  | MF-3    | CS-MU-CO-NP   |
| 31b   | 5401, 5403 & 5407 CLAY AVE  | CS      | CS-MU-CO-NP   |
| 31b   | 5401 CLAY AVE   | SF-3    | CS-MU-CO-NP   |
| 32    | 5400 JEFF DAVIS AVE   | MF-3    | GR-MU-CO-NP   |
| 32    | 5400 JEFF DAVIS AVE   | CS-1    | GR-MU-CO-NP   |

**ORDINANCE NO. 20090827-078**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACT 17 LOCATED IN THE BRENTWOOD NEIGHBORHOOD PLANNING AREA.**

**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 add a vertical mixed use building (V) combining district to certain tracts (the "Property") described in Zoning Case No. C14-2009-0055 on file at the Planning and Development Review Department, as follows:

Approximately 68.22 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*Brentwood Neighborhood Planning Area*),

located in the Brentwood neighborhood planning area, locally known as the area bounded by Justin Lane on the north, North Lamar Boulevard on the east, 45<sup>th</sup> Street 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" (*the Zoning Map*).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

**PART 2.** The zoning districts for the Property are changed from limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, to limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use

| TRACT | TCAD<br>PROP ID# | COA ADDRESS POINT  | FROM                         | TO                               |
|-------|------------------|--|------------------------------|----------------------------------|
|       |                  | 5921 BURNET RD<br>5923 BURNET RD<br>5925 BURNET RD<br>5927 BURNET RD<br>5929 BURNET RD<br>5931 BURNET RD<br>5933 BURNET RD<br>6001 BURNET RD<br>6005 BURNET RD<br>6007 BURNET RD<br>6009 BURNET RD<br>6011 BURNET RD<br>6013 BURNET RD<br>6015 BURNET RD<br>6101 BURNET RD<br>6103 BURNET RD<br>6105 BURNET RD<br>6109 BURNET RD<br>6111 BURNET RD<br>6113 BURNET RD |                              |                                  |
| 4     | 229533           | 5531 BURNET RD   | LR-MU-CO-NP<br>CS-MU-CO-NP   | LR-MU-V-CO-NP<br>CS-MU-V-CO-NP   |
|       | 229534           | 5605 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229535           | 5615 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229537           | 5501 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229538           | 5525 BURNET RD   | LR-MU-CO-NP<br>CS-MU-CO-NP   | LR-MU-V-CO-NP<br>CS-MU-V-CO-NP   |
|       | 231154           | 5829 1/2 BURNET RD<br>5829 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 231155           | 5801 1/2 BURNET RD<br>5809 BURNET RD<br>5811 BURNET RD<br>5819 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 231166           | 5721 BURNET RD<br>5801 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 231154           | 5701 BURNET RD<br>5703 BURNET RD<br>5705 BURNET RD<br>5711 BURNET RD<br>5715 BURNET RD   | CS-1-MU-CO-NP<br>CS-MU-CO-NP | CS-1-MU-V-CO-NP<br>CS-MU-V-CO-NP |
|       |                  |  |                              |                                  |
| 5     | 229551           | 5425 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229552           | 5435 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229557           | 5451 BURNET RD<br>5453 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |
|       | 229559           | 5437 BURNET RD   | CS-MU-CO-NP                  | CS-MU-V-CO-NP                    |





 CREEK BUFFER



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## CORRECTIVE ORDINANCE

ZONING CASE#: C14-2009-0055 & C14-04-0012  
 LOCATION: 5525, 5531 & 5605 Burnet Rd.  
 SUBJECT AREA: 67.96 & 86.3 ACRES  
 GRID: J27  
 MANAGER: Wendy Rhoades



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