

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICTS ON APPROXIMATELY 772.82 ACRES OF LAND GENERALLY
4 KNOWN AS THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICTS ON 36 TRACTS OF LAND.
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 add a neighborhood plan (NP) combining district to each base zoning district within the
11 property and to change the base zoning districts on 36 tracts of land within the property
12 described in Zoning Case No. C14-05-0107, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
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15 Approximately 772.82 acres of land in the City of Austin, Travis County, Texas,
16 more particularly described and identified in the attached Exhibit "A" incorporated
17 into this ordinance, (the "Property"),
18

19 generally known as the East Congress neighborhood plan combining district, locally
20 known as the area bounded by Stassney Lane on the south, IH-35 on the east, Ben White
21 Boulevard on the north, and South Congress Avenue on the west, in the City of Austin,
22 Travis County, Texas, and generally identified in the map attached as Exhibit "B".
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24 Except as provided in this ordinance, the existing base zoning districts and conditions
25 remain in effect.
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27 **PART 2.** The base zoning districts for the 36 tracts of land are changed from rural
28 residence (RR) district, single family residence standard lot (SF-2) district, interim family
29 residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low
30 density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily
31 residence medium density-conditional overlay (MF-3-CO) combining district,
32 neighborhood office (NO) district, limited office (LO) district, community commercial
33 (GR) district, community commercial-conditional overlay (GR-CO) combining district,
34 warehouse limited office-conditional overlay (W/LO-CO) combining district, general
35 commercial services (CS) district, and commercial-liquor sales (CS-1) district,
36 commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited
37 industrial services (LI) district, and limited industrial services-conditional overlay (LI-CO)

combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-neighborhood plan (LI-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, and 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.	ADDRESS	FROM	TO
101	133, 201, 205 E Ben White Blvd; 4101 & 4141 S Congress Ave	LI, SF-3	LI-PDA-NP
102	321-505 (odd only) E Ben White Blvd; 0 E Ben White Blvd (DECKER I 15X400 FT ABS 8 SUR 20); 4110 Terry-O Ln	LI, CS-1, CS-1-CO	LI-PDA-NP
103	601, 701, 705, 711, 717, & 1001 E Ben White Blvd	LI	LI-PDA-NP
104	4108, 4216, 4118, 4200, 4222 S Interstate Hy 35 Svc Rd SB	LI	LI-PDA-NP
105	4201 S Congress Ave	LI	LI-NP
107	121 Industrial Blvd	SF-3	LI-NP
108	4241, 4243, 4235, & 4237, & 4315 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN 53.36 X 181.61 FT AV BLK 27)	LI, CS, SF-3	CS-MU-NP
110	4355 - 4415 (odd only) S Congress Ave	LI, CS, GR-CO, SF-3	CS-MU-NP
111	115 E St Elmo Rd	LI-CO	LI-NP
112	4401 (ST ELMO SQUARE LOT 1) S Congress Ave; 4411, 4501, & 4515 S Congress Ave; 4500 Lucksinger Ln (FORTVIEW ADDN .75 ACR OF BLK 25)	LI, CS, SF-3	CS-MU-NP
113	134 Sheraton Ave	CS	CS-MU-CO-NP
114	4619 S Congress Ave	CS	CS-MU-NP
115	4417 Lucksinger Ln	SF-3	CS-MU-NP
116	315 E St Elmo Rd	SF-3	LI-NP
117	4513 Lucksinger Ln	SF-3	LO-MU-NP

TRACT NO	ADDRESS	FROM	TO
118	4431 (BENOIT-BAILEY ADDN LOT A * FIRST RESUB OF), 4503 (BLOCKERS ADDN .25 ACR BLK 5), & 4507 Lucksinger Ln (BENOIT-BAILEY ADDN LOT 2)	LI, SF-3	CS-MU-NP
119	415 & 523 E St Elmo Rd; 711 & 713 E St Elmo Rd (BLOCKERS ADDN ACR 1.38)	LI	LI-CO-NP
120	4511 Lucksinger Ln	LI	CS-MU-CO-NP
121	135, 139 E. St. Elmo Rd.	LI	LI-NP
122	4510 Terry-O Ln (SOUTH AUSTIN INDUSTRIAL PARK LOT 4 & SOUTH AUSTIN INDUSTRIAL PARK PHS A LOT 5B)	LI	CS-MU-CO-NP
123	711 E St Elmo Rd	I-SF-3	LI-NP
125	4703, 4715 (FARRELL THOMAS SUBD NO 2 W .563 ACR OF LOT 2), & 4719 (DECKER I ABS 8 SUR 20 ACR .558 & DECKER I ABS 8 SUR 20 ACR .584) S Congress Ave	CS	CS-MU-NP
126	4801 S Congress Ave	CS, MF-3-CO	CS-MU-CO-NP
128	4809 S Congress Ave (DECKER I ABS 8 SUR 20 ACR .780); 4811 & 4917 S Congress Ave; 0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 5.27)	CS, NO, SF-3	CS-MU-CO-NP
130	4701 Weldemar Ln	SF-3	CS-MU-NP
131	4701 Weldemar Ln (LOT 1 BLK A MUNDAY BILL SUBD)	GR-CO	CS-CO-NP
132	4703, 4705, 4707 Weldemar Ln; 1009 Shelby Ln; 4610 - 4914 (even only) S Interstate Hy 35 Svc Rd SB; 0 (DELVALLE S ABS 24 ACR .144); 0 (DELVALLE S ABS 24 ACR .276); 0 (JARKCO SUBDIVISION ACR .257 * OF LOT 1); 0 (DELVALLE S ABS 24 ACR .13); 0 (DELVALLE S ABS 24 ACR .15); 0 (DELVALLE S ABS 24 ACR .26); 0 (DELVALLE S ABS 24 ACR .280); 0 (JARKCO SUBDIVISION LOT 2) Weldemar Ln	LI, SF-3	CS-NP
135	0 (DECKER I ABS 8 SUR 20 ACR 43.954) Weldemar Ln	CS, MF-3, LO	CS-CO-NP
137	0 (DELVALLE S ABS 24 ACR 1.231) (DELVALLE S ABS 24 ACR .757) (DMC SUBD LOT 2 BLK B) (DMC SUBD LOT 2 BLK B) (CANNON W ABS 6 SUR 19 ACR 11.865) (CANNON W ABS 6 SUR 19 ACR 3.86) (WASSON ROAD ADDN LOT 1)	CS, GR, SF-2, RR	P-NP
142	5301, 5303, 5305 & 5307 Wasson Rd; 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .31)	SF-3, RR	LO-MU-CO-NP
144	5211 Wasson Rd (CANNON W ABS 6 SUR 19 ACR 2.276); 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .38)	W/LO-CO	CS-MU-NP
145	5405 Wasson Rd [PART] (E 1 ACR OF LOT 1 BLK A STASSNEY VENTURE SUBD)	CS	CS-MU-CO-NP

TRACT NO.	ADDRESS	FROM	TO
146	5303 - 5327 S Congress Ave (odd only) and 5210 - 5308 Wasson Rd (even only) and 102 E Mockingbird Ln (PLEASANT HILL ADDN LOTS 28-58 BLK 7A)	CS, MF-2, SF-3	CS-MU-NP
147	5301 S Congress Ave	CS-1	CS-1-MU-NP
150	5401 - 5501 S Congress Ave (odd only) (PLEASANT HILL ADDN LOTS 12-25 BLK 7 and PLEASANT HILL ADDN LOT 2-A-A * LESS SE TRI RESUB OF LOT 2-A THE RESUB OF LOT 1-11 BLK 7 and PLEASANT HILL ADDN LOT 2-A-B * RESUB OF LOT 2-A THE RESUB OF LOT 1-11 BLK 7)	CS	CS-MU-NP
151	5409 - 5509 Wasson Rd (odd only); 114 E Stassney Ln	CS, GR	CS-MU-NP

PART 3. The following applies to an existing legal lot with single-family residential use or secondary apartment special use within the boundaries of the NP combining district:

1. The minimum lot area is 2,500 square feet.
2. The minimum lot width is 25 feet.
3. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
2. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 of the Code.

PART 5. Tracts 105, 108, 110-115, 117, 120-121, 125-126, 128, 142, 144-147, and 150-151 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

1 **PART 6.** Tracts 105, 108, 110-115, 117, 120-121, 125-126, 128, 145-147, and 150-151
2 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-
3 1521 through 25-2-1524 of the Code.

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5 **PART 7.** The Property within the boundaries of the conditional overlay combining district
6 established by this ordinance is subject to the following conditions:

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8 1. A 30-foot wide vegetative buffer shall be established and maintained along the
9 property lines of Tracts 119, 120, 128 and 135, that are adjacent to a property used or
10 zoned family residence-neighborhood plan (SF-3-NP) combining district or more
11 restrictive.
- 12
13 2. The maximum height of a building or structure on Tract 113 is 40 feet from ground
14 level.
- 15
16 3. The following uses are prohibited uses of Tract 113:
17
18 Pawn shop services
19 Automotive washing (of any type)
20 Automotive sales
- 21
22 4. Vehicular access from Tract 126 to Suburban Drive is prohibited. All vehicular access
23 to the tract shall be from other adjacent public streets or through other adjacent
24 property.
- 25
26 5. Development of Tract 126 may not exceed a density of 23 residential units per acre.
- 27
28 6. A site plan or building permit for Tract 131 may not be approved, released, or issued,
29 if the completed development or uses of the tract, considered cumulatively with all
30 existing or previously authorized development and uses, generate traffic that exceeds
31 2,000 trips per day.
- 32
33 7. Vegetation and a six-foot high fence shall be provided and maintained for screening
34 along the north and south property lines of Tract 131 that abut adjacent residential
35 development as set forth in Section 25-2-1066.
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8. The following uses are prohibited uses of Tract 142:

Bed and breakfast residential (Group 1)
Condominium residential
Group residential
Multifamily residential
Retirement housing (large site)
Small lot single-family residential
Two-family residential

Bed and breakfast residential (Group 2)
Duplex residential
Mobile home residential
Retirement housing (small site)
Single-family attached residential
Townhouse residential

9. Vehicular access from Tract 145 is allowed only to South Congress Avenue.

PART 8. Development of the Property identified as Tracts 101, 102, 103, and 104 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.

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 5, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of Tracts 101, 102, 103, and 104.

3. The following uses are additional permitted uses of Tracts 101, 102, 103, and 104:

Bed and breakfast residential (Group 1)
Condominium residential
Multifamily residential
Family home
Hospital services (limited)
Private secondary educational facilities
Public secondary educational facilities

Bed and breakfast residential (Group 2)
Group residential
Townhouse residential
Guidance services
Private primary educational facilities
Public primary educational facilities

4. The following uses are conditional uses of Tracts 101, 102, 103, and 104:

Cocktail lounge

Hospital services (general)

1 5. The following uses are prohibited uses of Tracts 101, 102, 103, and 104:

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3 Monument retail sales
4 Basic industry
5 Recycling center

Scrap and salvage
Light manufacturing
Resource extraction

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7 6. The following site development standards apply to the PDA Property.

- 8
9 1. The maximum height for Tract 101 is 85 feet.
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11 2. The maximum height for Tracts 102, 103, and 104 is 125 feet.
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13 3. The minimum front yard setback for Tracts 101, 102, 103, and 104 is 25 feet.
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15 4. The minimum street side yard setback for Tracts 101, 102, 103, and 104 is 25
16 feet.
17
18 5. The minimum interior side yard setback for Tracts 101, 102, 103, and 104 is 0
19 feet.
20
21 6. The minimum rear yard setback for Tracts 101, 102, 103, and 104 is 15 feet.
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23 7. The maximum building coverage for Tracts 101, 102, 103, and 104 is 85
24 percent.
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26 8. The maximum impervious cover for Tracts 101, 102, 103, and 104 is 85
27 percent.
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29 9. A maximum floor to area ratio does not apply to Tracts 101, 102, 103, and 104.
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31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the respective base districts and
33 other applicable requirements of the City Code.
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1 **PART 9.** This ordinance takes effect on _____, 2005.
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4 **PASSED AND APPROVED**
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8 _____, 2005

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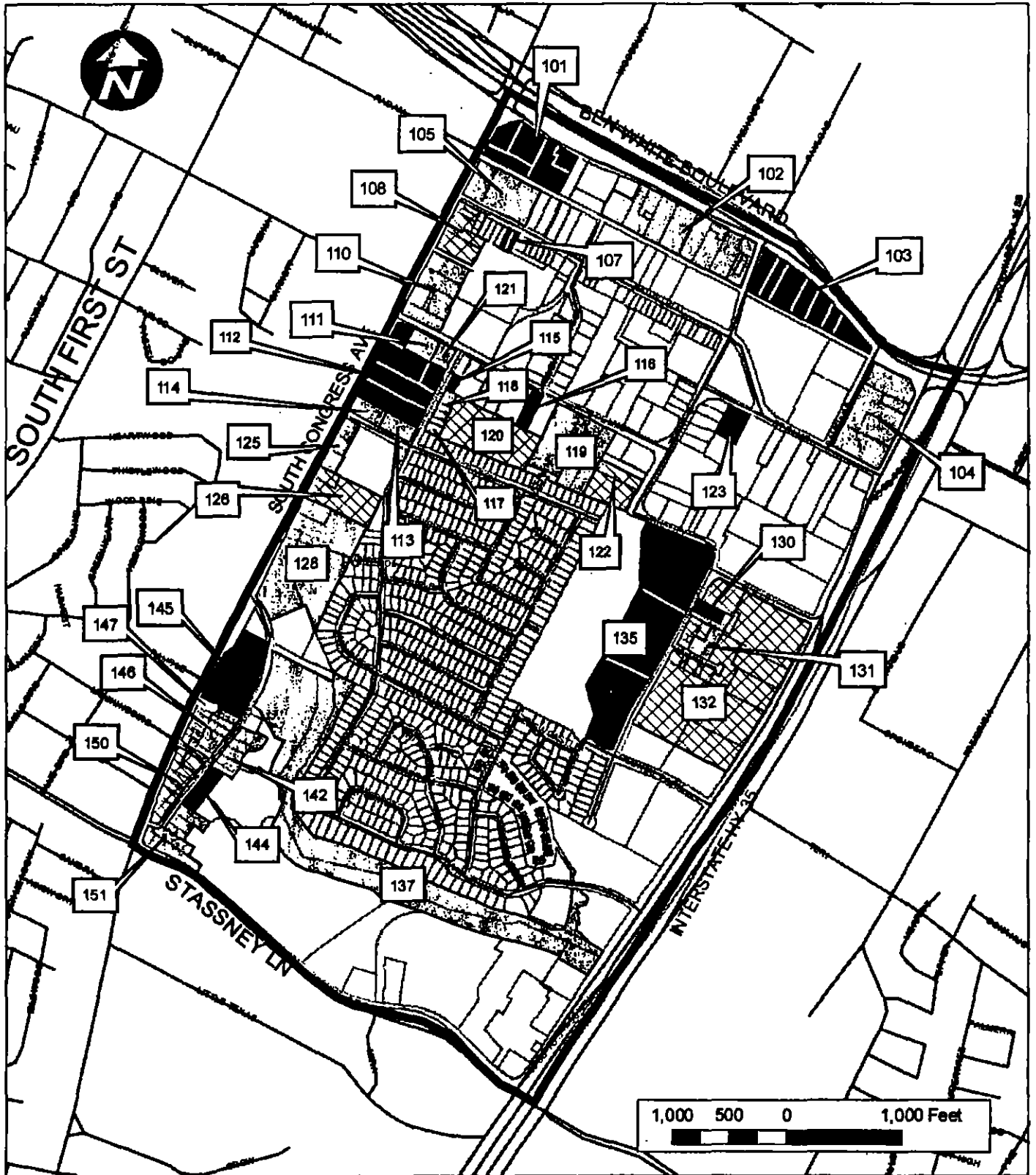
Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk



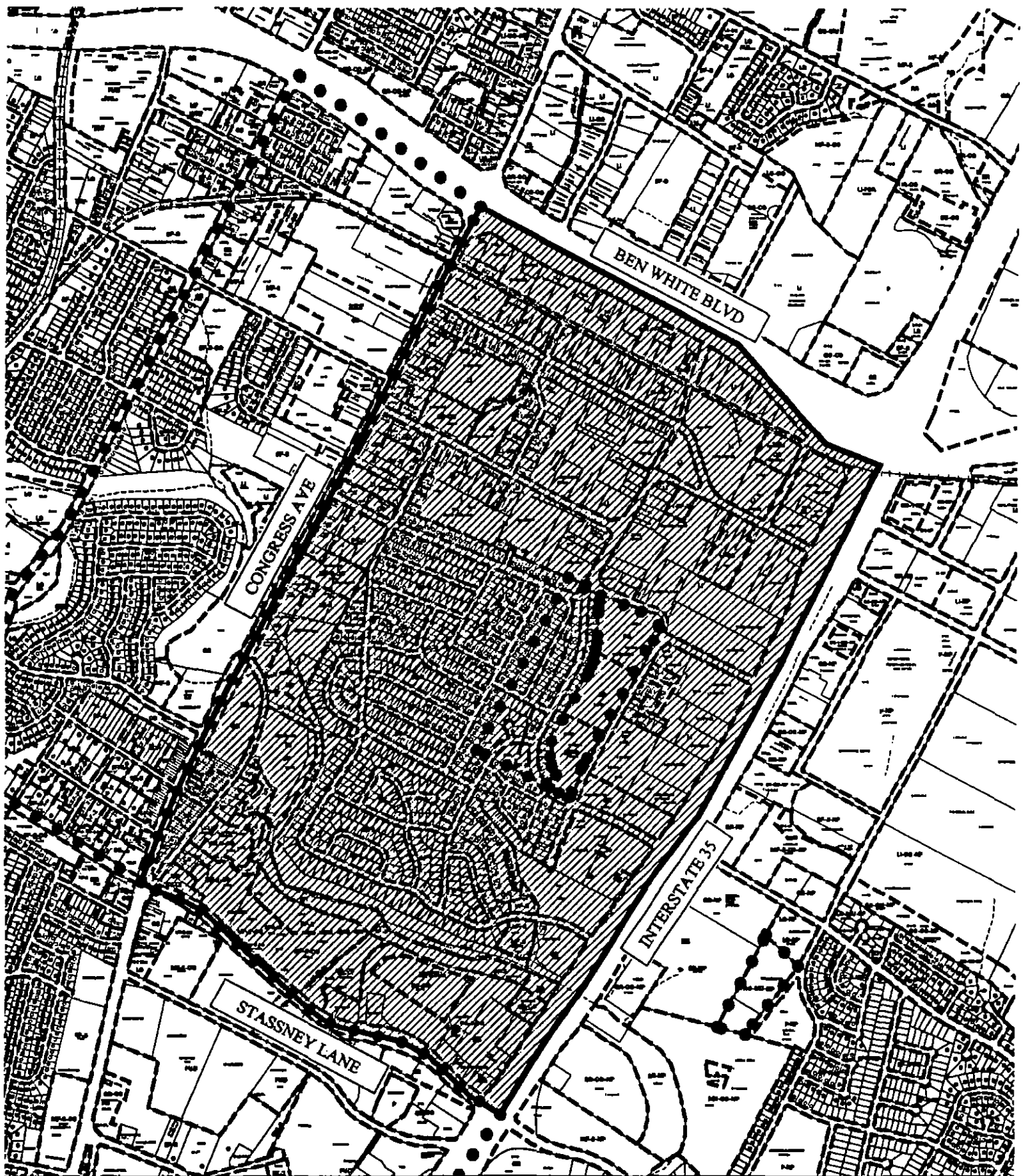
East Congress Neighborhood Planning Area:
Proposed Tracts for Rezoning
Case #C14-05-0107





Exhibit



City of Austin
Neighborhood Planning and Zoning Department



 1" = 1200'	SUBJECT TRACT 	ZONING		CITY GRID REFERENCE NUMBER H16-18
	PENDING CASE			
	ZONING BOUNDARY -----	CASE #: C14-05-0107		
	CASE MGR: W. WALSH	ADDRESS: EAST CONGRESS NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): N/A		
			DATE: 05-07	
			INTLS: SM	