

Z-3

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 375.24 ACRES OF LAND GENERALLY KNOWN AS THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 36 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 36 tracts of land within the property described in Zoning Case No. C14-05-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 374.25 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 as follows,

Normandy-Clarke Subdistrict area generally bounded by Clarke Street on the north, the eastern boundary of the Placidena Subdivision on the east, Radam Lane on the south, and South 1<sup>st</sup> Street on the west; and

Garnett-Lareina Subdistrict generally described as the properties that front Garnett Street, Lareina Street and Southview located in the Oldham Addition Subdivision; and

Alamo Height Subdistrict generally described as the properties that front Clover Court, Philco Drive, Goliad Lane and Pastel Place located in the Alamo Heights subdivision; and

Pleasant Hill Subdistrict generally described as the properties that front Mockingbird Lane Hummingbird Lane, Blue Bird Lane, and Red Bird Lane located in the Pleasant Hill Addition Subdivision; as shown on Exhibit "B";

generally known as the West Congress neighborhood plan combining district, locally known as the area bounded by Ben White Boulevard on the north, South Congress Avenue

on the east, Stassney Lane on the south, and South 1<sup>st</sup> Street 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 36 tracts of land are changed from single family residence standard lot (SF-2) district, family residence (SF-3) district, townhouse and condominium residence (SF-6) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to urban family residence-neighborhood plan (SF-5-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-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, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT NO	ADDRESS	FROM	TO
1	201-321 W Ben White Blvd (odd only); 310 Radam Ln; 0 Ben White Blvd (FORTVIEW ADDN ACR 3.819 * OF LOT 11&12)	CS, MF-4	CS-MU-NP
2	4101 S 1st St	GR	CS-MU-NP
3	4111 S 1st St	CS	CS-MU-NP
4a	4201(FORTVIEW ADDN .70 ACR OF BLK 15), 4219, & 4221 S 1st St	CS, GR	CS-MU-NP
4b	509 Radam Ln (FORTVIEW ADDN .28 ACR OF BLK 15)	GR-CO, SF-3	GR-MU-CO-NP

TRACT NO	ADDRESS	FROM	TO
4c	503 & 505 Radam Ln	SF-3	GR-MU-NP
5	4303-4333 S 1st St (odd only)	CS, GR, LG	CS-MU-NP
6a	400 W St Elmo Rd	MF-2	MF-4-NP
6b	420 W St Elmo Rd; 504 W St Elmo Rd (ST ELBOW PLACE LOT 1 BLK A)	MF-2	LO-MU-NP
7	4210-4300S Congress Ave (even only); 4302 S Congress Ave (BIRKNER ADDN 3 LOT 2); 4320 S Congress Ave (BIRKNER ADDN 3 LOT 3)	LI, CS, MF-2	CS-MU-NP
8a	201 W St Elmo Rd	CS	CS-CO-MU-NP
8b	4358, 4360, 4402, 4406, 4408, 4500, 4502, 4504, & 4506 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN .522 ACR OF LOT 1 * RESUB OF PT OF LT 24); 0 S Congress Ave (FORTVIEW ADDN LOT 2 * (1.131 ACR) RESUB OF A PT OF LT 24)	CS, SF-3	CS-MU-CO-NP
9	4360 S Congress [footprint: 9735.059 sq.ft.]	CS-1	CS-1-MU-CO-NP
10	4358 S Congress Ave [footprint: 4424.573 sq.ft.]	CS-1	CS-1-MU-CO-NP
11	4401, 4409, 4411, 4413, 4415, 4501, 4503, & 4505 S 1st St	GR, SF-3	GR-MU-NP
12	0 S Congress Ave (DECKER   ABS 8 SUR 20 ACR 2.42) and 0 S 1st Ave (DECKER   ABS 8 SUR 20 ACR 8.156)	SF-3	P-NP
13	506 Heartwood Dr; 0 Heartwood Dr (COMMUNITY OF FAIRVIEW SEC 2 SE TRIANGLE OF LOT 1 BLK A)	LR	LR-MU-NP
14	4600 S Congress Ave (DECKER   ABS 8 SUR 20 ACR 2.976)	SF-3	CS-1-MU-CO-NP
15	4930 S Congress Ave [footprint: 30,009.372 sq.ft.]	CS-1	CS-1-MU-CO-NP
16	4604 - 4810 S Congress Ave (odd only)	LI, CS, CS-CO, SF-3	CS-MU-CO-NP
18	106 - 200 W Mockingbird Ln	SF-2	SF-5-NP
19	4930, 5 Congress Ave; 5210 S Congress (VON ACH PARK SUBD LOT 2); 100 Ramble Ln (VON ACH PARK SUBD LOT 4); 300 Ramble Ln; 0 S Congress Ave (VON ACH PARK SUBD LOT 1)	CS, MF-2	CS-MU-CO-NP
20	4800-5020 S 1st St (even only) (CANNON W DECKER   ABS 6 SUR 19 ABS 8 SUR 20 ACR 4.654 and TREEHOUSE LOT 1)	LO, SF-3	P-NP
21	0 S 1st St (CANNON W ABS 6 SUR 19 ACR .684)	LO	LO-MU-NP
22	5300, 5302, & 5304 S Congress Ave; 102 W Mockingbird Ln (PLEASANT HILL ADDN S275FT OF LOT 17 BLK 6 & PLEASANT HILL ADDN N125FT OF LOT 17 BLK 6); 104 W Mockingbird Ln	SF-3	CS-MU-NP
23a	116 Red Bird Ln	CS, SF-2	CS-MU-CO-NP

TRACT NO	ADDRESS	FROM	TO
23b	5402 & 5412 S Congress Ave	CS, SF-3	CS-MU-NP
25	5500 S Congress Ave [footprint: 7005.415 sq.ft.]	CS-1	CS-1-MU-NP
26	5510 S Congress Ave [footprint: 3213.064 sq.ft.]	CS-1	CS-1-MU-NP
27	5500, 5510, & 5526 S Congress Ave; 120 W Stassney Ln	CS, MF-3	CS-MU-NP
28	5508 S Congress Ave (PLEASANT HILL ADDN S 1/2 OF LOT 18 * LESS 32.08 X 117.65' BLK 1)	CS-CO	CS-MU-CO-NP
30	103 Red Bird Ln; 0 Red Bird Ln (PLEASANT HILL ADDN S 68'AV OF LOT 20 * & S 68'AV X E 50' OF LOT 21 BLK 1)	SF-6, SF-3	LO-MU-NP
31	200 W Stassney Ln	LO	GO-MU-NP
32	210 & 212 W Stassney Ln	LO, SF-3	GO-MU-NP
35	300, 306, 308, 312, & 314 W Stassney Ln	SF-3	GO-MU-NP
39	616 W Stassney Ln; 512 W Stassney Ln	GR	GR-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.

1 **PART 5.** The following applies to a single-family residential use, a duplex residential  
2 use, or a two-family residential use within the boundaries of the Normandy-Clarke  
3 Subdistrict, the Garnett-Lareina Subdistrict, the Alamo Heights Subdistrict, and the  
4 Pleasant Hill Subdistrict:

- 5 1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
- 6 2. Garage placement restrictions apply as set forth in Section 25-2-1604 of the  
7 Code.

8 **PART 6.** Secondary apartment special use is permitted on lots in residential districts  
9 within the boundaries of the Normandy-Clarke Subdistrict, the Garnett-Lareina Subdistrict,  
10 the Alamo Heights Subdistrict, and the Pleasant Hill Subdistrict as set forth in Sections 25-  
11 2-1462 through 25-2-1463 of the Code.

12 **PART 7.** Tracts 1-3, 4a, 4b, 4c, 5, 6a, 6b, 7, 8a, 8b, 9-11, 14-16, 19, 22, 23a, 23b, 25-28,  
13 30-32, 35, and 39 may be developed as a neighborhood mixed use building special use as  
14 set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

15 **PART 8.** Tracts 1, 4a, 4b, 4c, 5, 6b, 7, 8a, 8b, 9-10, 14-16, 19, and 39 may be developed  
16 as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-  
17 2-1524 of the Code.

18 **PART 9.** The Property within the boundaries of the conditional overlay combining district  
19 established by this ordinance is subject to the following conditions:

- 20 1. Vehicular access from Tract 4b to Radam Lane Drive is prohibited. All vehicular  
21 access to the tract shall be from other adjacent public streets or through other adjacent  
22 property.
- 23 2. A 30-foot wide vegetative buffer shall be established and maintained along the  
24 property lines of Tracts 8a, 8b, 9, 10, 14, 15, 16, and 19 that are adjacent to a property  
25 used or zoned family residence-neighborhood plan (SF-3-NP) combining district or  
26 more restrictive.
- 27 3. A site plan or building permit for Tract 28 may not be approved, released, or issued, if  
28 the completed development or uses of the tract, considered cumulatively with all  
29 existing or previously authorized development and uses, generate traffic that exceeds  
30 2,000 trips per day.

1 4. An outdoor storage area located on Tract 28 shall be screened by a six-foot high solid  
2 fence.

3  
4 5. The following uses are prohibited uses of Tract 28:

5  
6 Adult oriented businesses Automotive sales  
7 Automotive washing (of any type) Automotive rentals  
8 Agricultural sales and services Building maintenance services  
9 Maintenance and service facilities Transitional housing  
10 Transportation terminal

11  
12 6. The following uses are prohibited uses of Tract 23a and Tract 31:

13  
14 Pawn shop services  
15 Automotive washing (of any type)  
16 Automotive sales  
17

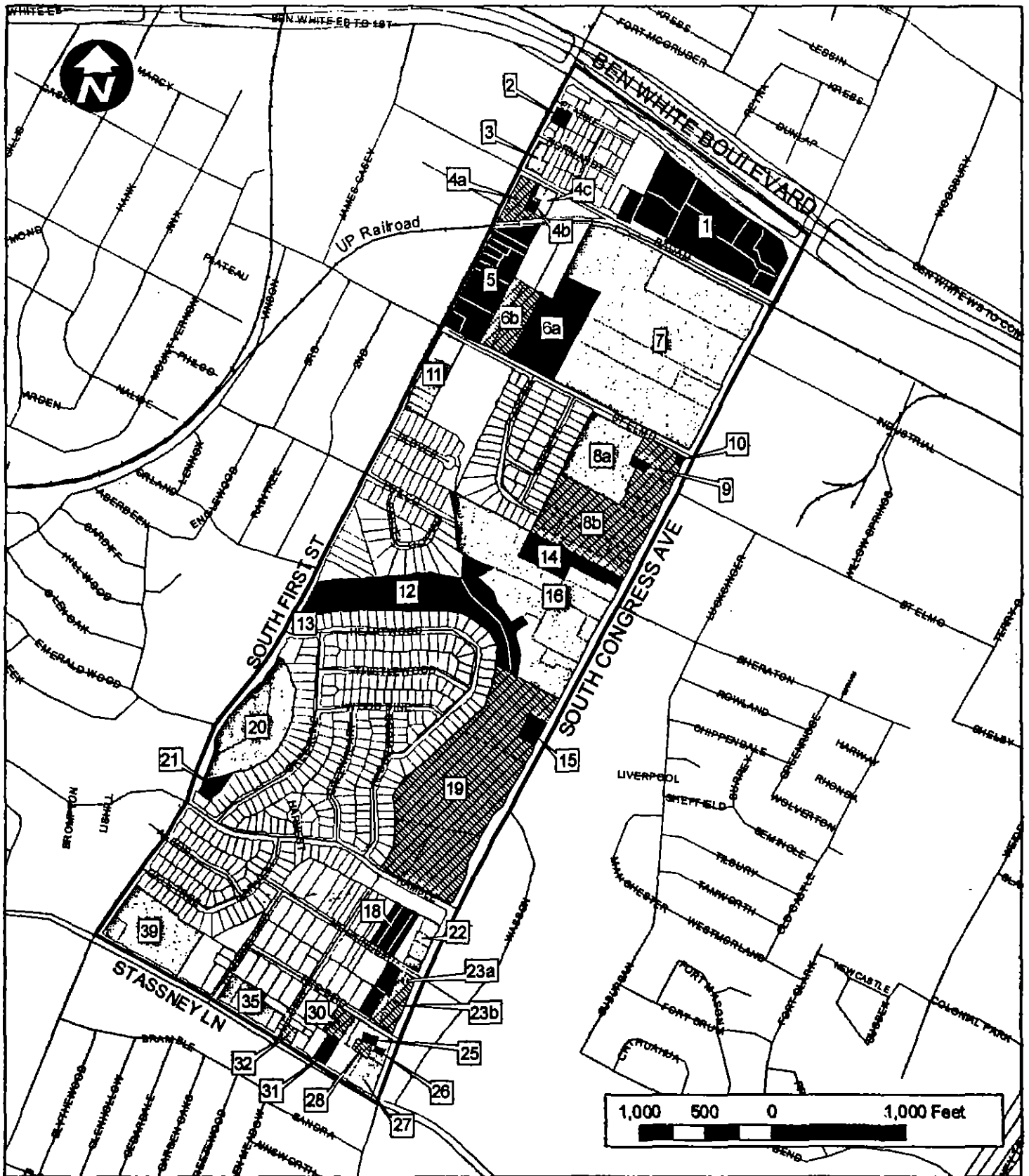
18 Except as specifically restricted under this ordinance, the Property may be developed and  
19 used in accordance with the regulations established for the respective base districts and  
20 other applicable requirements of the City Code.  
21

22 **PART 10.** This ordinance takes effect on \_\_\_\_\_, 2005.

23  
24  
25 **PASSED AND APPROVED**

26  
27 §  
28 §  
29 §  
30 \_\_\_\_\_, 2005  
31 Will Wynn  
32 Mayor

33  
34 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
35 David Allan Smith Shirley A. Brown  
36 City Attorney City Clerk



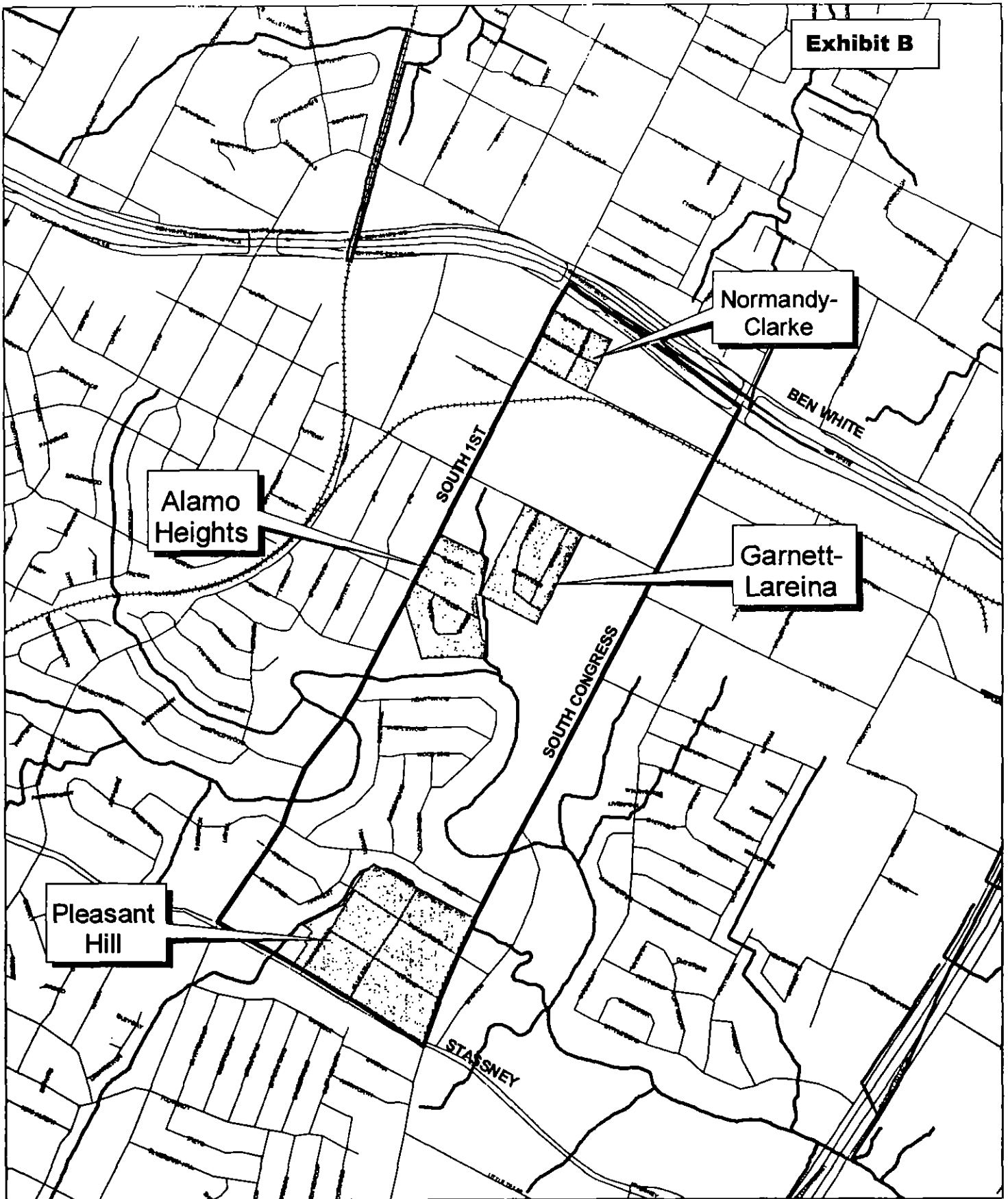
**West Congress Neighborhood Planning Area:  
Proposed Tracts for Rezoning  
Case #C14-05-0106**



**Exhibit**

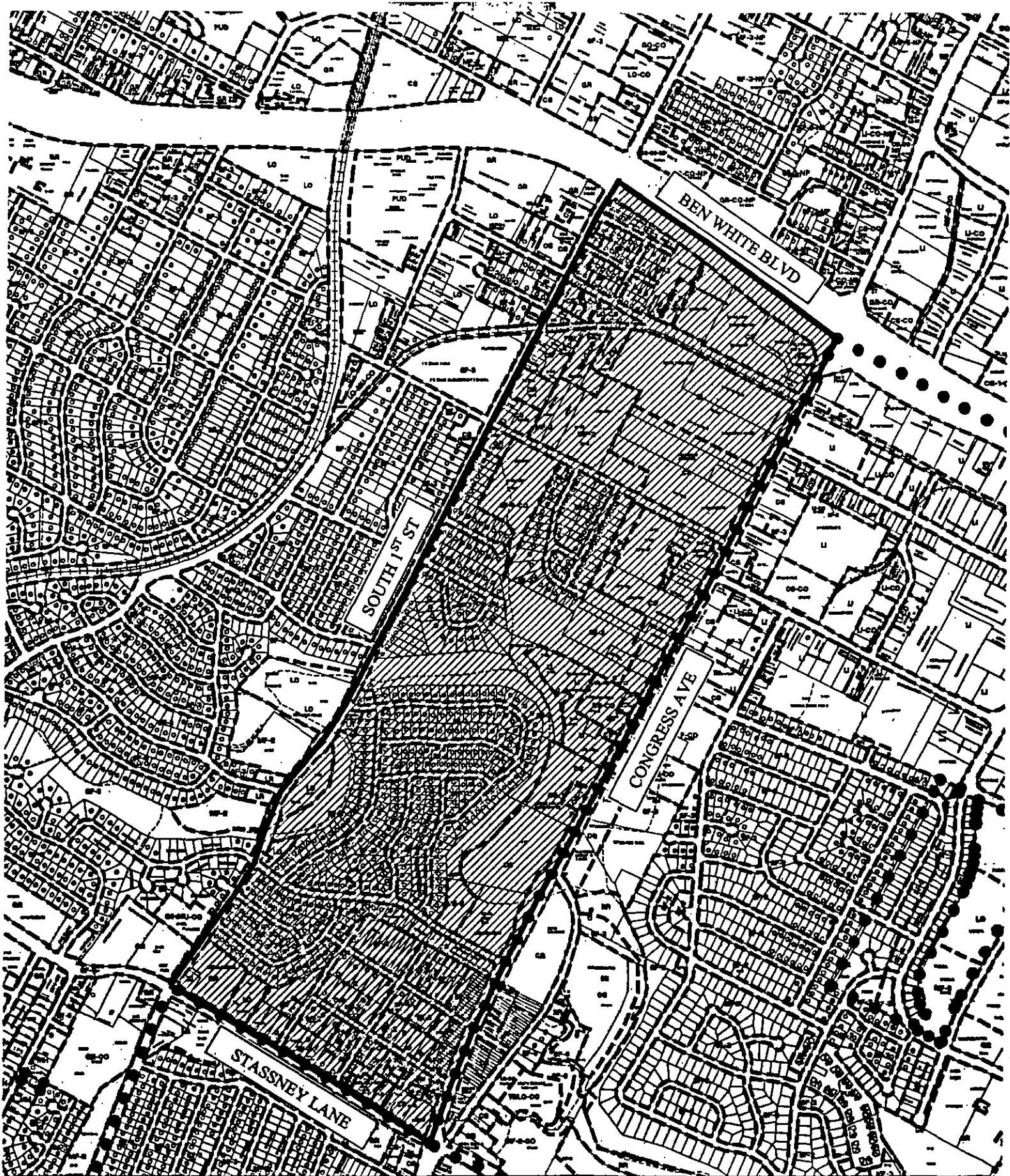


City of Austin  
Neighborhood Planning and Zoning Department



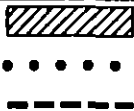
# West Congress Neighborhood Planning Area: Subdistricts

CASE #  
C-14-05-0106



1" = 1000'

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: W. WALSH



CASE #: C14-05-0106  
ADDRESS: WEST CONGRESS  
NEIGHBORHOOD PLANING AREA  
SUBJECT AREA (acres): N/A

ZONING

DATE: 05-07

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
G & H17-18