

**Zoning Ordinance Approval**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 32**  
**AGENDA DATE: Thu 04/01/2004**  
**PAGE: 1 of 2**

**SUBJECT:** C14-04-0004 - Crestview/Wooten Neighborhood Plan Combining District Rezonings - Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the Crestview/Wooten Combined Neighborhood Plan Area, bounded on the north by Research Boulevard, on the east by Lamar Boulevard, on the south by Justin Lane, and on the west by Burnet Road (Little Walnut Creek; Shoal Creek and Waller Creek Watersheds) The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area.

Under the proposed Wooten NPCD, "Small Lot Amnesty", "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area and the Cottage, Secondary Apartment, and Urban Home special uses are proposed for the Fireside Loop subdistrict which includes all lots adjoining Fireside Drive, Hearthside Drive, and Putnam Drive north of Joy Lane. The Neighborhood Mixed Use Building special use is proposed for Tracts 4-6, 8, 9, 13-17, 20-22, 24-40, and 42-51, and the Neighborhood Urban Center special use is proposed for Tracts 1-3, 6, and 16.

Under the proposed Crestview NPCD, "Small Lot Amnesty", "Front Porch Setback," "Garage Placement Restrictions" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Residential Infill special use is proposed for Tract 160a, the Neighborhood Mixed Use Building special use is proposed for Tracts 101a, 105-111, 113-117, 119-126, 130b, 137-139, 145, 147, 149-151 and 160a, and the Neighborhood Urban Center special use is proposed for Tracts 101, 102, and 160. The proposed zoning change will also change the base district on 120 tracts of land

from: interim-family residence (I-SF-3) district zoning; family residence (SF-3) district zoning; multi-family residence low density (MF-2) district zoning; multi-family residence medium density (MF-3) district zoning; multi-family residence moderate-high density (MF-4) district zoning; limited office (LO) district zoning; limited office-conditional overlay (LO-CO) combining district zoning; general office (GO) district zoning; general office-conditional overlay (GO-CO) combining district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; community commercial-mixed use (GR-MU) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; general commercial services (CS) district zoning; general commercial services-conditional overlay (CS-CO) combining district zoning; commercial-liquor sales (CS-1) district zoning; commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning; limited industrial services (LI) district zoning

to: family residence-neighborhood plan (SF-3-NP) combining district zoning; townhouse & condominium residence-neighborhood plan (SF-6-NP) combining district zoning; multi-family residence low density-neighborhood plan (MF-2-NP) combining district zoning; multi-family residence medium density-neighborhood plan (MF-3-NP) combining district zoning; multi-family residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning; limited office-neighborhood plan (LO-NP) combining district zoning; limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning; limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning; general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning; neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning; community commercial-neighborhood plan (GR-NP) combining district zoning; community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning; community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning; community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning; general commercial services-neighborhood plan (CS-NP) district zoning; general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning; commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning; commercial

**Zoning Ordinance Approval****CITY OF AUSTIN****RECOMMENDATION FOR COUNCIL ACTION****AGENDA ITEM NO.: 32****AGENDA DATE: Thu 04/01/2004****PAGE: 2 of 2**

services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning; commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning; commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district zoning; commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning; commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning; limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning; limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning; and public-neighborhood plan (P-NP) combining district zoning. First reading on March 11, 2004. Vote: 6-0, McCracken off the dais. Conditions met as follows: Conditional Overlay and Restrictive Covenant incorporates the conditions imposed or accepted by City Council at first ordinance reading. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719 and Scott Whitman, 974-2865. Note: Valid petitions have been filed in opposition to this rezoning request.

**REQUESTING  
DEPARTMENT:**

Neighborhood Planning  
and Zoning

**DIRECTOR'S**

**AUTHORIZATION:** Greg Guernsey

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBERS: C14-04-0004.001 – Wooten NPCD  
C14-04-0004.002 – Crestview NPCD

### REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the Crestview / Wooten Combined Neighborhood Plan Area, bounded on the north by Research Boulevard on the east by Lamar Boulevard, on the south by Justin Lane, and on the west by Burnet Road (Little Walnut Creek; Shoal Creek and Waller Creek). The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Wooten NPCD, "Small Lot Amnesty", "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area and the Cottage, Secondary Apartment, and Urban Home special uses are proposed for the Fireside Loop subdistrict which includes all lots adjoining Fireside Drive, Hearthside Drive, and Putnam Drive north of Joy Lane. The Neighborhood Mixed Use Building special use is proposed for Tracts 4-6, 8, 9, 13-17, 20-22, 24-40, and 42-51, and the Neighborhood Urban Center special use is proposed for Tracts 1-3, 6, and 16. Under the proposed Crestview NPCD, "Small Lot Amnesty", "Front Porch Setback," "Garage Placement Restrictions" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Residential Infill special use is proposed for Tract 160a, the Neighborhood Mixed Use Building special use is proposed for Tracts 101a, 105-111, 113-117, 119-126, 130b, 137-139, 145, 147, 149-151 and 160a, and the Neighborhood Urban Center special use is proposed for Tracts 101, 102, and 160. The proposed zoning change will also change the base district on 120 tracts of land from:

interim-family residence (I-SF-3) district zoning; family residence (SF-3) district zoning; multi-family residence low density (MF-2) district zoning; multi-family residence medium density (MF-3) district zoning; multi-family residence moderate-high density (MF-4) district zoning; limited office (LO) district zoning; limited office-conditional overlay (LO-CO) combining district zoning; general office (GO) district zoning; general office-conditional overlay (GO-CO) combining district zoning; neighborhood commercial (LR) district zoning; community commercial (GR) district zoning; community commercial-mixed use (GR-MU) combining district zoning; community commercial-conditional overlay (GR-CO) combining district zoning; general commercial services (CS) district zoning; general commercial services-conditional overlay (CS-CO) combining district zoning; commercial-liquor sales (CS-1) district zoning; commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning; limited industrial services (LI) district zoning to:

family residence-neighborhood plan (SF-3-NP) combining district zoning; townhouse & condominium residence-neighborhood plan (SF-6-NP) combining district zoning; multi-family residence low density-neighborhood plan (MF-2-NP) combining district zoning; multi-family residence medium density-neighborhood plan (MF-3-NP) combining district zoning; multi-family residence moderate-high density-neighborhood plan (MF-4-NP) combining district zoning; limited office-neighborhood plan (LO-NP) combining district zoning; limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning; limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning; general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning; neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning; community commercial-neighborhood plan (GR-NP) combining district zoning; community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district zoning; community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning; community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning; general commercial services-neighborhood plan (CS-NP) district zoning; general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district zoning;

commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning; commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning; commercial-liquor sales-neighborhood plan (CS-1-NP) combining district zoning; commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district zoning; commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district zoning; commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district zoning; limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning; limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning; and public-neighborhood plan (P-NP) combining district zoning.

**DEPARTMENT COMMENTS:**

The Crestview Neighborhood Association has requested more restrictive Conditional Overlays pertaining to prohibited uses and conditional uses for several locations, as shown in Attachment 4.

The Crestview Neighborhood Association expressed concerns with the potential number of residential units that could be developed under the proposed mixed-use options. To address these concerns, staff removed the Mixed Use Building special use along two corridors: Burnet Road, south of Anderson Lane, and both sides of Anderson Lane.

The Crestview Neighborhood Association and the Huntsman Petrochemical Corporation (the landowner of Tract 160, a triangular, 74 acre tract of land generally bounded by Morrow Street, Lamar Boulevard and the Southern Pacific railroad tracks) are in disagreement regarding the number and type of residential units, and the amount of open space that should be required. Please refer to Attachment 5.

Valid petitions of 100 % have been filed on the following tracts or portions thereof:

- 1) by a property owner owning a portion of Tract 149 (6900 – 6926 North Lamar Boulevard) in opposition to the rezoning request from LI and CS to CS-NP.
- 2) by the property owner of Tract 146 (the Crestview Shopping Center located at 7100 – 7200 Woodrow Avenue) in opposition to the rezoning request from CS to CS-CO-NP. The proposed Conditional Overlay establishes a maximum F.A.R. of 0.5 to 1.
- 3) by a property owner owning a portion of Tract 1 (My Thanh Oriental Market located at 8990 Research Boulevard) in opposition to the rezoning request from LI and SF-3 to CS-NP.

**APPLICANT:** City of Austin - Neighborhood Planning and Zoning Department (Scott Whiteman)

**AGENT:** City of Austin - Neighborhood Planning and Zoning Department (Wendy Walsh).

**DATE OF FIRST READING:** March 4, 2004, approved the Neighborhood Plan Combining District (NPCD) rezonings as recommended by the Planning Commission, with the exception of Tract 146\* and 808 and 906 Justin Lane\*\*, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

\* For Tract 146 (Crestview Shopping Center), approved Planning Commission recommendation of a zoning change from CS to CS-CO-NP, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

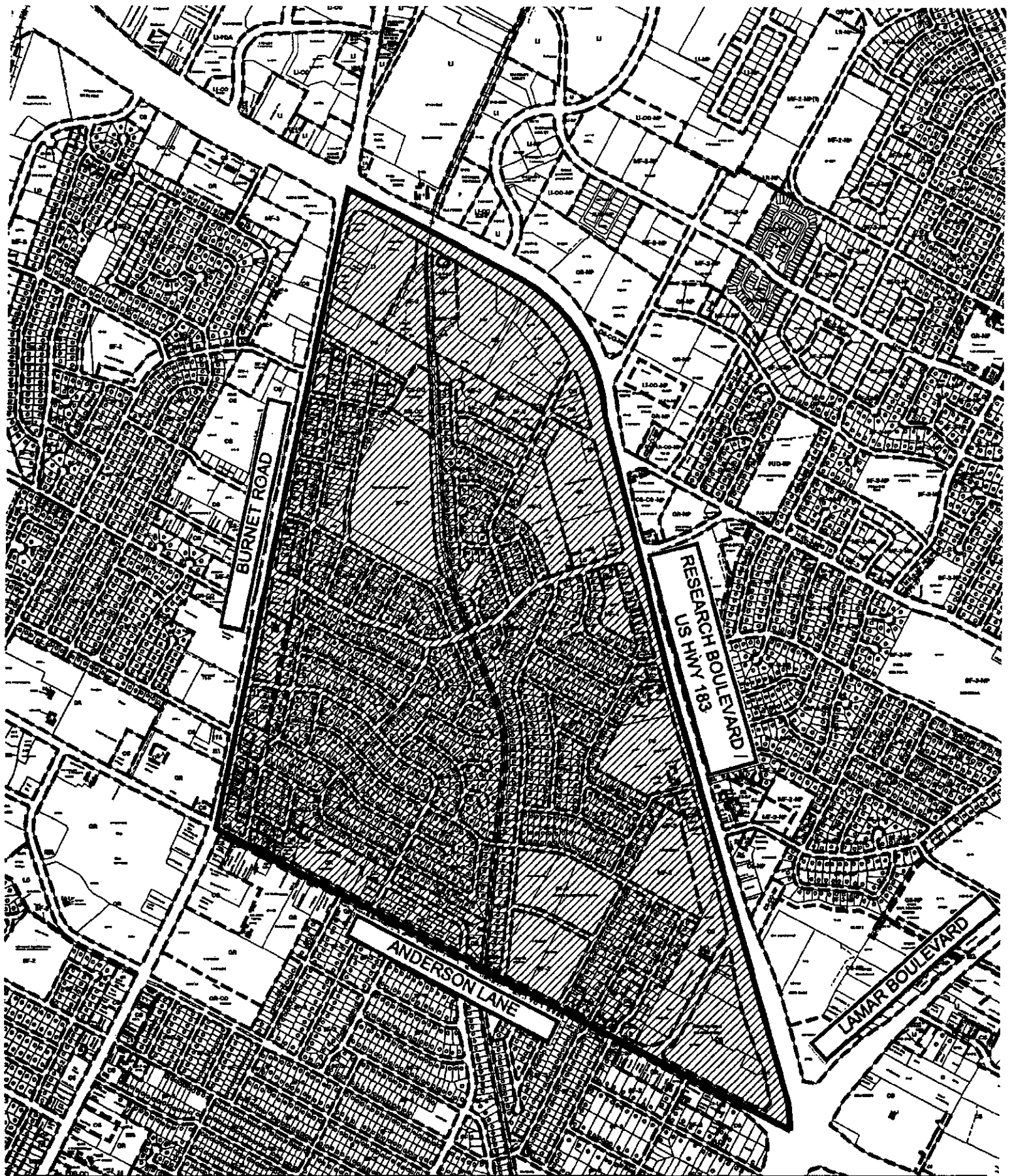
\*\* For a portion of Tract 149 (808 and 906 Justin Lane), approved Planning Commission recommendation of a zoning change from LI to CS-NP, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).





CITY COUNCIL HEARING DATE: April 1, 2004

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh, e-mail: [wendy.walsh@ci.austin.tx.us](mailto:wendy.walsh@ci.austin.tx.us)



 1" = 1200'	<p> SUBJECT TRACT   PENDING CASE   ZONING BOUNDARY   CASE MGR: W. WALSH </p>	<p style="text-align: center;"><b>ZONING</b></p> <p> <b>CASE #: C14-04-0004.001</b>  <b>ADDRESS: WOOTEN COMBINED</b>  <b>NEIGHBORHOOD PLANNING AREA</b>  <b>SUBJECT AREA (acres): 626.78</b> </p> <p> DATE: 04-02  INTLS: SM </p>	<p> <b>CITY GRID</b>  <b>REFERENCE</b>  <b>NUMBER</b>  <b>J28-30 K28-3</b>  <b>1</b> </p>
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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 626 ACRES OF LAND GENERALLY KNOWN AS THE WOOTEN NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 59 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 59 tracts of land within the property described in Zoning Case No.C14-04-0004.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 626.77 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:

Fireside Loop Subdistrict area that includes the lots bounded by Fireside Drive, Hearthside Drive, Hearthstone Drive and Putnam Drive north of Joy Lane,

generally known as the Wooten neighborhood plan combining district, locally known as the area bounded by US Highway 183 on the north, Anderson Lane 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 "B".

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

**PART 2.** The base zoning districts for the 59 tracts of land are changed from interim family residence (I-SF-3) district, family residence (SF-3) 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, community commercial-mixed use (GR-MU) combining district, general commercial services (CS) district, general

commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, and limited industrial services (LI) district to family residence neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-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, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-neighborhood plan (CS-1-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district, commercial liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
1	8733-9034 Burnet Rd, 9000-9014 Research Blvd	LI, SF-3	CS-NP
2	8998 Research Blvd	CS-1-CO	CS-1-CO-NP
3	8868-8990 Research Blvd, 8704-8720 Putnam Dr, 8898 Research Blvd	LI, CS	CS-NP
4	8724 Putnam Dr	SF-3	LO-MU-NP
5	2100 Polaris Ave	CS-CO	CS-MU-CO-NP
6	8711-8725 Burnet Rd	CS	CS-NP
7	1748 Ohlen Rd	LR, MF-2	MF-2-NP
8	8716 Research Blvd	LO	GR-CO-NP
9	1725 Ohlen Rd	GR	GR-MU-NP
10	8507 Kromer St	SF-3	MF-3-NP
11	8500 Research Blvd	LI	CS-NP
12	8400 Research Blvd	LI	LI-CO-NP
13	8200-8220 Research Blvd	CS	CS-MU-NP
14	8120 Research Blvd	CS-1	CS-1-MU-NP



15	7920-8000 Anderson Square Dr; 8120 Research Blvd	CS	CS-MU-NP
16	7950-8010 Research Blvd; 910-1100 W Anderson Ln	CS	CS-MU-NP
17	1220 Anderson Ln	LR	GR-MU-CO-NP
18	7929-7545 Gault St; 1220 Anderson Ln	CS	MF-4-NP
19	7908-7914 Gault St	CS	MF-4-NP
20	1300-1306 Anderson Ln	GR, LR	GR-CO-NP
21	1308 Anderson Ln	LR	GR-CO-NP
22	1400 Anderson Ln; 7907 Lazy Ln	MF-3	GR-MU-CO-NP
23	1500 Anderson Ln	SF-3	GO-CO-NP
24	1508 Anderson Ln	GR	GR-CO-NP
25	1542 Anderson Ln	GR	GR-CO-NP
26a	1700-1728 Anderson Ln	GR	GR-CO-NP
26b	1740-1810 Anderson Ln	GR	GR-CO-NP
26c	1814 Anderson Ln	GR	GR-CO-NP
27	1721-1841 Wooten Park Dr	GR	GR-MU-CO-NP
28	1710-1820 Wooten Park Dr	GR, LO	GR-MU-CO-NP
29	7914-7926 Mullen Dr	GR, LO	GR-MU-CO-NP
30	1900-2108 W Anderson Ln	GR	GR-CO-NP
31	2200-2004 W Anderson Ln	GR, GR-MU	GR-MU-CO-NP
32	2206-2210 W Anderson Ln	GR	GR-CO-NP
33	2300 W Anderson Ln, 7915-7925 Burnet Rd	CS	CS-NP
34	7929-7935 W Anderson Ln	GR	GR-NP
35	7941 Burnet Rd	CS-1	CS-1-NP
36	7951 Burnet Rd	CS	CS-NP
37	8001-8005 Burnet Rd	CS	CS-NP
38	8007 Burnet Rd	CS-1, SF-3	GR-MU-NP
40	8023-8105 Burnet Rd	GR, MF-4	GR-NP
41	8209-8211 Burnet Rd	CS, GR, MF-4	GR-NP
42	8221-8241 Burnet Rd	CS	CS-NP
43	2301 Ohlen Rd	CS	GR-MU-CO-NP
44	2205 Ohlen Rd	LO, SF-3	GR-MU-CO-NP
45	8307 Burnet Rd	MF-3	GR-MU-CO-NP
46	8301-8315 Burnet Rd	CS	CS-NP
47	8315 Burnet Rd	CS-1	CS-1-NP
48	8401-8425 Burnet Rd	CS	CS-NP
49	8501-8533 Burnet Rd	CS	CS-NP
50	8601-8613 Burnet Rd	CS	CS-NP
51	8617 Burnet Rd	CS-1	CS-1-NP
54	8401 Hamaway Dr	SF-3	P-NP
55	8501 1/2 Woodstone Dr	SF-3	P-NP
56	8000 Lazy Ln; 8001-8015 Burrell Dr	SF-3	P-NP
59	2303 Mahone Dr	I-SF-3	SF-3-NP

60	7909 Sales St	MF-3	SF-3-NP
61	7905 Brockman St	LQ	LO-MU-CO-NP
62	7904 Brockman Ln	LO	LO-MU-CO-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 an existing legal lot with single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

1. Front porch setback applies as set forth in Section 25-2-1602 of the Code.
2. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

**PART 5.** Cottage special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Section 25-2-1442 through 25-2-1444 of the Code.

**PART 6.** Urban home special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

**PART 7.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of Fireside Loop Subdistrict as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

**PART 8.** Tracts 4-6, 8, 9, 13-17, 20-22, and 24-52 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.

**PART 9.** Tracts 1-3, 6, and 14-16 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 10.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Adult oriented business use is a prohibited use of Tract 2.

2. The following uses are prohibited uses of Tract 5:

Agricultural sales and services  
Automotive repair services  
Automotive washing (of any type)  
Business or trade school  
College and university facilities  
Commercial off-street parking  
Consumer convenience services  
Drop-off recycling collection facilities  
Equipment sales  
Financial services  
Funeral services  
General retail sales (general)  
Hospital services (general)  
Hotel-motel  
Indoor sports and recreation  
Laundry services  
Medical offices  
Outdoor entertainment  
Pawn shop services  
Personal services  
Research services  
Restaurant (limited)  
Service station  
Theater  
Transportation terminal  
Veterinary services

Automotive rentals  
Automotive sales  
Bail bond services  
Campground  
Commercial blood plasma center  
Construction sales and services  
Consumer repair services  
Equipment repair services  
Exterminating services  
Food sales  
General retail sales (convenience)  
Guidance services  
Hospital services (limited)  
Indoor entertainment  
Kennels  
Maintenance and service facilities  
Monument retail sales  
Outdoor sports and recreation  
Personal Improvement services  
Professional office  
Residential treatment  
Restaurant (general)  
Software development  
Transitional housing  
Vehicle storage

3. The following uses are prohibited uses of Tracts 8, 17, 20 and 21:

Automotive rentals  
Automotive sales  
Bail bond services  
Drop-off recycling collection facilities  
Exterminating services  
Outdoor sports and recreation  
Service station

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Funeral services  
Outdoor entertainment  
Pawn shop services

4. The following uses are prohibited uses of Tract 12:

Recycling center  
Scrap and salvage

Resource extraction

5. The following uses are prohibited uses of Tract 22:

Automotive rentals  
Automotive sales  
Bail bond services  
Drop-off recycling collection facilities  
Exterminating services  
Outdoor sports and recreation  
Service station  
Residential treatment

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Funeral services  
Outdoor entertainment  
Pawn shop services  
Congregate living

6. Pawn shop services use is a prohibited use of Tracts 24-26a, 26c, and 30-32.

7. Automotive washing (of any type) use is a prohibited use of Tracts 24 and 26c.

8. The following uses are conditional uses of Tracts 25, 26a, 26b, and 30-32:

Automotive sales  
Automotive washing (of any type)

Automotive rentals

9. The following uses are prohibited uses of Tracts 27-29, and 43-45:

Automotive rentals  
Automotive sales  
Bail bond services  
Business support services  
Commercial off-street parking  
Custom manufacturing  
Funeral services  
Financial services  
Hotel-motel  
Indoor sports and recreation  
Outdoor entertainment  
Pawn shop services  
Research services  
Theater

Automotive repair services  
Automotive washing (of any type)  
Business or trade school  
College and university facilities  
Communications services  
Drop-off recycling collection facilities  
Exterminating services  
Hospital services (general)  
Indoor entertainment  
Medical offices (exceeding 5,000 sq. ft.)  
Outdoor sports and recreation  
Plant nursery  
Services station  
Urban farm

10. The following conditions apply to Tract 5:

- A. A six foot wide vegetative buffer shall be provided and maintained along and adjacent to the west property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B. The maximum height of a building or structure is 40 feet from ground level.
- C. The maximum impervious cover is 75 percent.
- D. The maximum number of dwelling units is 13.5 units per acre.
- E. If the property is developed with a plant nursery use or a building maintenance services use, then all soils storage runoff must be contained on-site.

11. The following conditions apply to Tracts 27-29, and 43-45:

- A. The maximum height of a building or structure is 40 feet from ground level.
- B. A general retail (general) use or general retail (convenience) use is prohibited for an area greater than 10,000 square feet of gross floor area.

- 1 12. Drive-in service use is prohibited as an accessory use to commercial uses on Tracts 8,  
2 17, 20-22, 27-29, and 43-45.
- 3
- 4 13. The maximum number of dwelling units is 27.2 units per acre on Tracts 20-22, 24-26,  
5 and 30-32.
- 6
- 7 14. Vehicular access from Tract 5 to Anderson Lane is prohibited. All vehicular access to  
8 the Tract 5 shall be from other adjacent public streets or through other adjacent  
9 property.
- 10
- 11 15. The following conditions apply to Tracts 61 and 62.
- 12
- 13 A. The maximum building coverage is 40 percent.
- 14
- 15 B. The maximum floor-to-area (F.A.R.) ratio is 0.35 to 1.0.
- 16
- 17 C. The maximum height of a building or structure is 30 feet from ground level.
- 18
- 19 D. A site plan or building permit for the property may not be approved, released,  
20 or issued, if the completed development or uses of the property, considered  
21 cumulatively with all existing or previously authorized development and uses,  
22 generate traffic that exceeds 300 trips per day.
- 23

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

27

28 **PART 11.** This ordinance takes effect on \_\_\_\_\_,  
29 2004.

30

31  
32 **PASSED AND APPROVED**

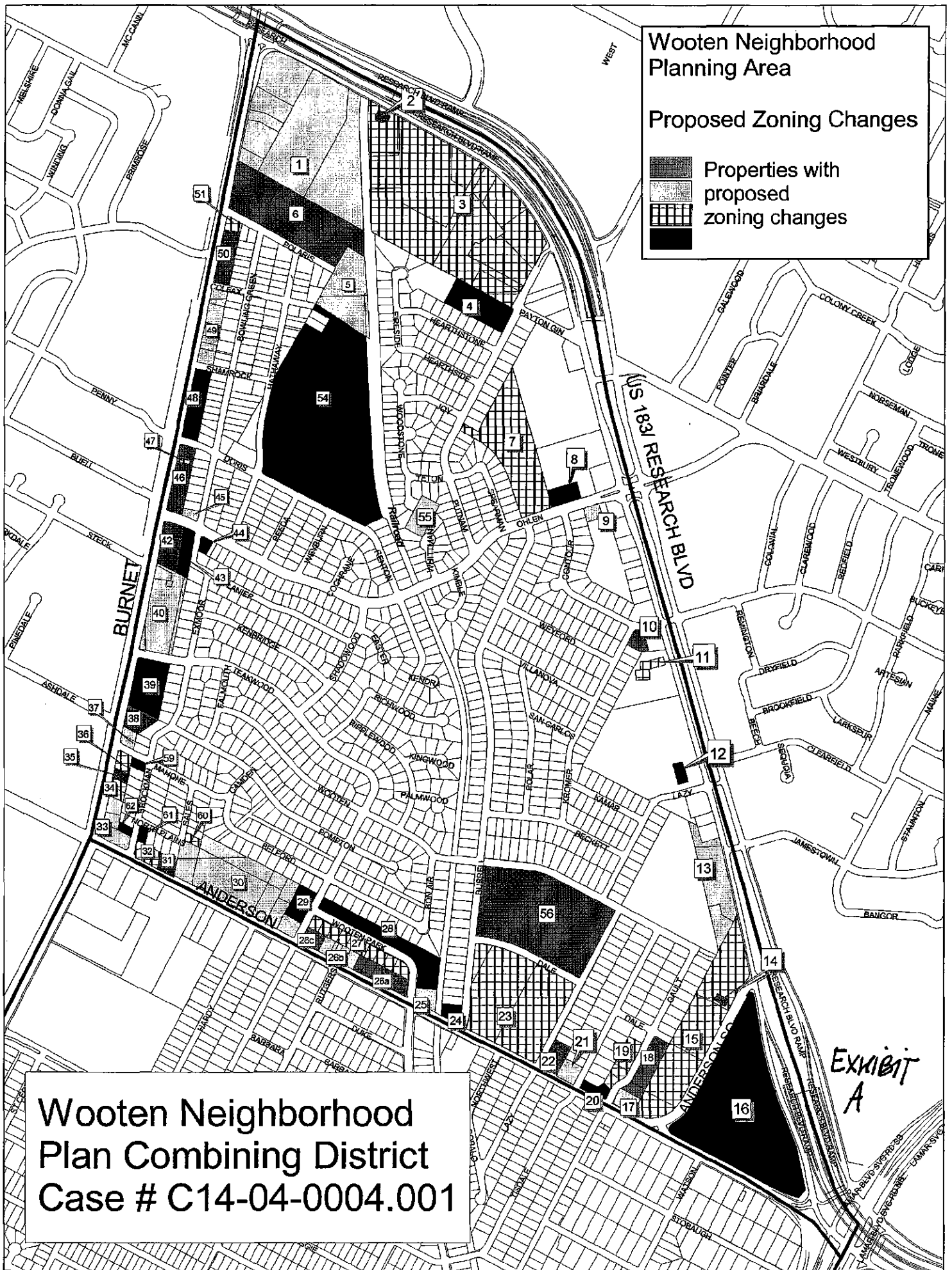
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34 §  
35 §  
36 \_\_\_\_\_, 2004 § \_\_\_\_\_  
37  
38 Will Wynn  
39 Mayor  
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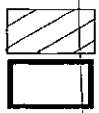
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**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Brown  
City Attorney City Clerk

**DRAFT**







Fireside Loop Subdistrict

Wooten Neighborhood Planning Area

Railroad

RESEARCH BLVD

PAYTON GIN

PUTNAM

HEARTHSTONE

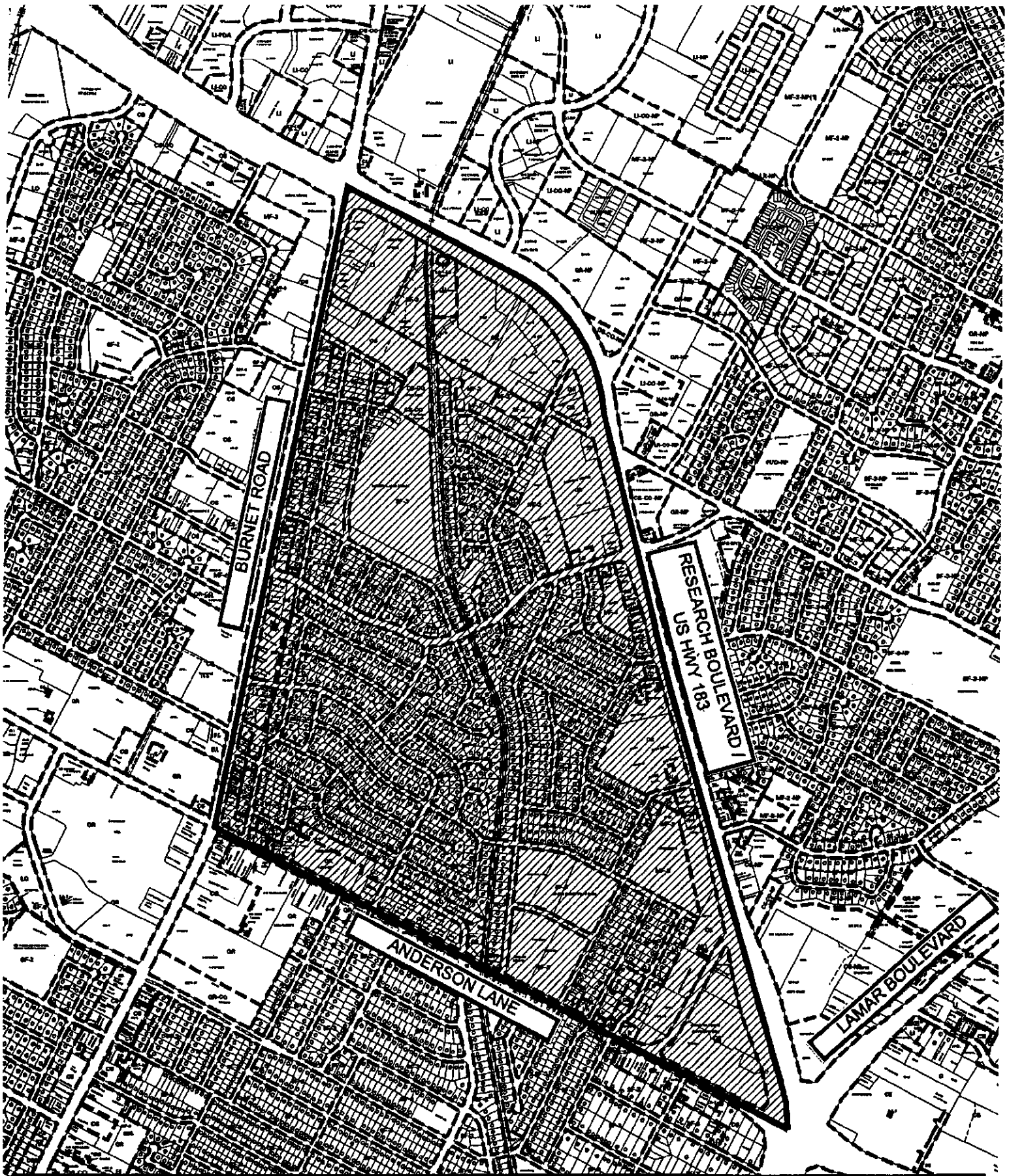
HEARTHSIDE




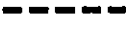
JOY

FIRESIDE

WOODSTONE

Exhibit A : Fireside Loop Subdistrict



 1" = 1200'	SUBJECT TRACT 	ZONING	EXHIBIT B	CITY GRID REFERENCE NUMBER J28-30 K28-3 1
	PENDING CASE 	CASE #: C14-04-0004.001		
	ZONING BOUNDARY 	ADDRESS: WOOTEN COMBINED		
	CASE MGR: W. WALSH	NEIGHBORHOOD PLANNING AREA SUBJECT AREA (acres): 628.767		
			DATE: 04-02	
			INTLS: SM	

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0004.001 – Crestview NPCD    **P.C. DATE:** February 10, 2004  
C14-04-0004.002 – Wooten NPCD

**AREA:** Total of 1,277.27 acres;  
Crestview NPCD, approximately 650.5 acres  
Wooten NPCD, approximately 626.77 acres

**APPLICANT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD),  
Scott Whiteman

**AGENT:** City of Austin, Neighborhood Planning and Zoning Department (NPZD), Wendy Walsh

**PROPERTY OWNERS:** Please refer to Attachment 2.

**NEIGHBORHOOD ORGANIZATIONS:**

92 – Wooten Neighborhood Association  
93 – Crestview Neighborhood Association  
198 – Sunset View Neighborhood Association  
283 – North Austin Neighborhood Alliance  
511 – Austin Neighborhoods Council

**AREA OF PROPOSED ZONING CHANGES:** The Crestview / Wooten Neighborhood Plan area is bounded on the north by Research Boulevard, on the east by North Lamar Boulevard, on the south by Justin Lane, and on the west by Burnet Road. Please refer to Exhibits A, B, and C.

**AREA STUDY:** Crestview / Wooten Combined Neighborhood Planning Area

**TIA:** Is not required

**WATERSHEDS:** Shoal Creek; Waller Creek;  
Little Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**SCHOOLS:**

Wooten Elementary School; Brentwood Elementary School  
Burnet Middle School; Lamar Middle School  
Lanier High School; McCallum High School

<b>ZONING FROM:</b>	<b>TO:</b>
I-SF-3	SF-3-NP
SF-3	MF-2-NP
SF-3	MF-3-NP
SF-3	LO-NP
SF-3	LO-MU-NP
SF-3	GO-CO-NP

SF-3	P-NP
MF-3	SF-3-NP
MF-3; SF-3	MF-3-NP
LO	LO-MU-NP
LO	LO-MU-CO-NP
LO	GR-CO-NP
LO; SF-3	GR-MU-CO-NP
LO-CO	GR-MU-CO-NP
GO-CO	GO-MU-CO-NP
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LR	GR-CO-NP
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GR	MF-3-NP
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GR	GR-MU-NP
GR	GR-CO-NP
GR	GR-MU-CO-NP
GR; MF-4	GR-NP
GR; LR	GR-CO-NP
GR; LO	GR-MU-CO-NP
GR; GR-MU	GR-MU-CO-NP
GR; GR-CO	GR-CO-NP
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CS	MF-3-NP
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CS; MF-4	SF-6-NP
CS	CS-NP
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CS; GR; MF-4	GR-NP
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CS; GR	CS-CO-NP
CS	CS-MU-NP
CS	CS-MU-CO-NP
CS-CO	CS-MU-CO-NP
CS	LI-PDA-NP
CS; CS-1	CS-CO-NP
CS; CS-1; LO	CS-CO-NP
CS-1	CS-1-NP
CS-1	CS-1-MU-NP
CS-1	CS-1-CO-NP
CS-1; SF-3	GR-MU-NP
CS-1-CO	CS-1-CO-NP
CS-1-CO	CS-1-MU-CO-NP
LI	CS-NP
LI; SF-3	SF-2-NP

LI; SF-3	CS-NP
LI; CS	CS-NP
LI	CS-MU-CO-NP
LI	P-NP
LI	LI-PDA-NP
LI; CS	LI-PDA-NP
LI; CS; CS-1; MF-4; MF-3; SF-3	LI-PDA-NP

#### **SUMMARY STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 120 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the proposed zoning base district follows the list.

#### **LIST OF ATTACHMENTS:**

**Attachment 1:** Description of proposed Base Districts, and Special Uses and Design Tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback

**Attachment 2:** List of Property Owners

**Attachment 3:** Tract Map; List of Property Addresses and Base District Changes

**Attachment 4:** List of proposed Conditional Overlays

**Attachment 5:** Huntsman Planned Development Area – Summary of Recommendations

#### **PLANNING COMMISSION RECOMMENDATION:**

February 10, 2004: *APPROVE STAFF RECOMMENDATION, WITH REQUEST THAT THERE BE FURTHER DISCUSSION BETWEEN THE NEIGHBORHOOD AND PROPERTY OWNERS FOR PROPERTIES WITH DISPUTES. (Motion did not include consideration of SF-2 down-zoning.)*  
**VOTE:** 6-0 (DS-1<sup>st</sup>, NS-2<sup>nd</sup>; LO-ABSENT)

#### **ISSUES:**

The Crestview Neighborhood Association has requested more restrictive Conditional Overlays pertaining to prohibited uses and conditional uses for several locations, as shown in Attachment 4.

The Crestview Neighborhood Association expressed concerns with the potential number of residential units that could be developed under the proposed mixed-use options. To address these concerns, staff removed the Mixed Use Building special use along two corridors: Burnet Road, south of Anderson Lane, and both sides of Anderson Lane.

The Crestview Neighborhood Association and the Huntsman Petrochemical Corporation (the landowner of Tract 160, a triangular, 74 acre tract of land generally bounded by Morrow Street, Lamar Boulevard and the Southern Pacific railroad tracks) are in disagreement regarding the number and type of residential units, and the amount of open space that should be required. Please refer to Attachment 5.

Valid petitions of 100 % have been filed on the following tracts or portions thereof:

1) by a property owner owning a portion of Tract 149 (6900 – 6926 North Lamar Boulevard) in opposition to the rezoning request from LI and CS to CS-NP.

2) by the property owner of Tract 146 (the Crestview Shopping Center located at 7100 – 7200 Woodrow Avenue) in opposition to the rezoning request from CS to CS-CO-NP. The proposed Conditional Overlay establishes a maximum F.A.R. of 0.5 to 1.

3) by a property owner owning a portion of Tract 1 (My Thanh Oriental Market located at 8990 Research Boulevard) in opposition to the rezoning request from LI and SF-3 to CS-NP.

**CITY COUNCIL DATE:** March 4, 2004

**ACTION:** Approved the Neighborhood Plan Combining District (NPCD) rezonings as recommended by the Planning Commission, with the exception of Tract 146\* and 808 and 906 Justin Lane\*\*, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

\* For Tract 146 (Crestview Shopping Center), approved Planning Commission recommendation for a zoning change from CS to CS-CO-NP, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

\*\* For a portion of Tract 149 (808 and 906 Justin Lane), approved Planning Commission recommendation for a zoning change from LI to CS-NP, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

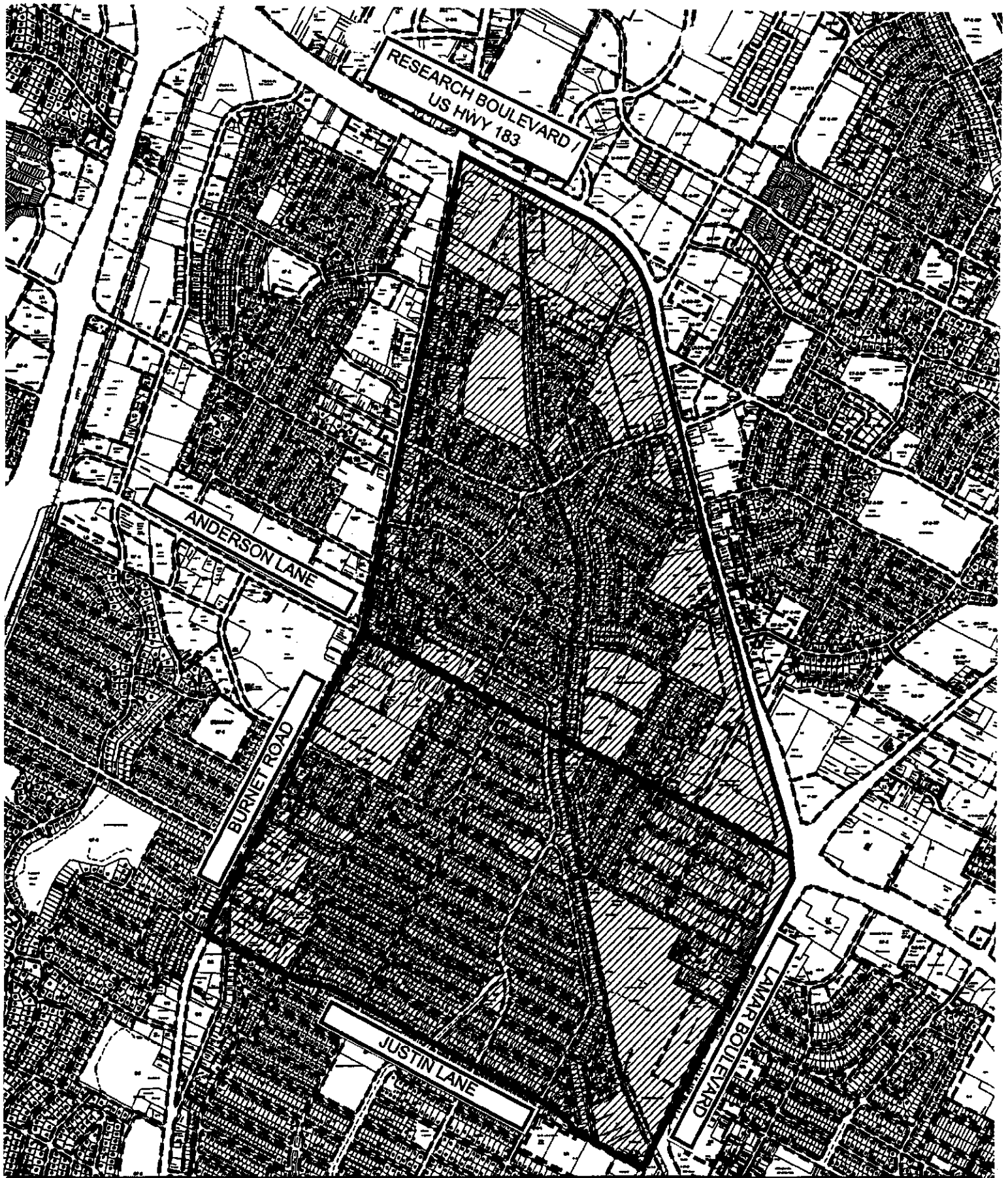
April 1, 2004



**ORDINANCE READINGS:** 1<sup>st</sup> March 4, 2004      2<sup>nd</sup>      3<sup>rd</sup>

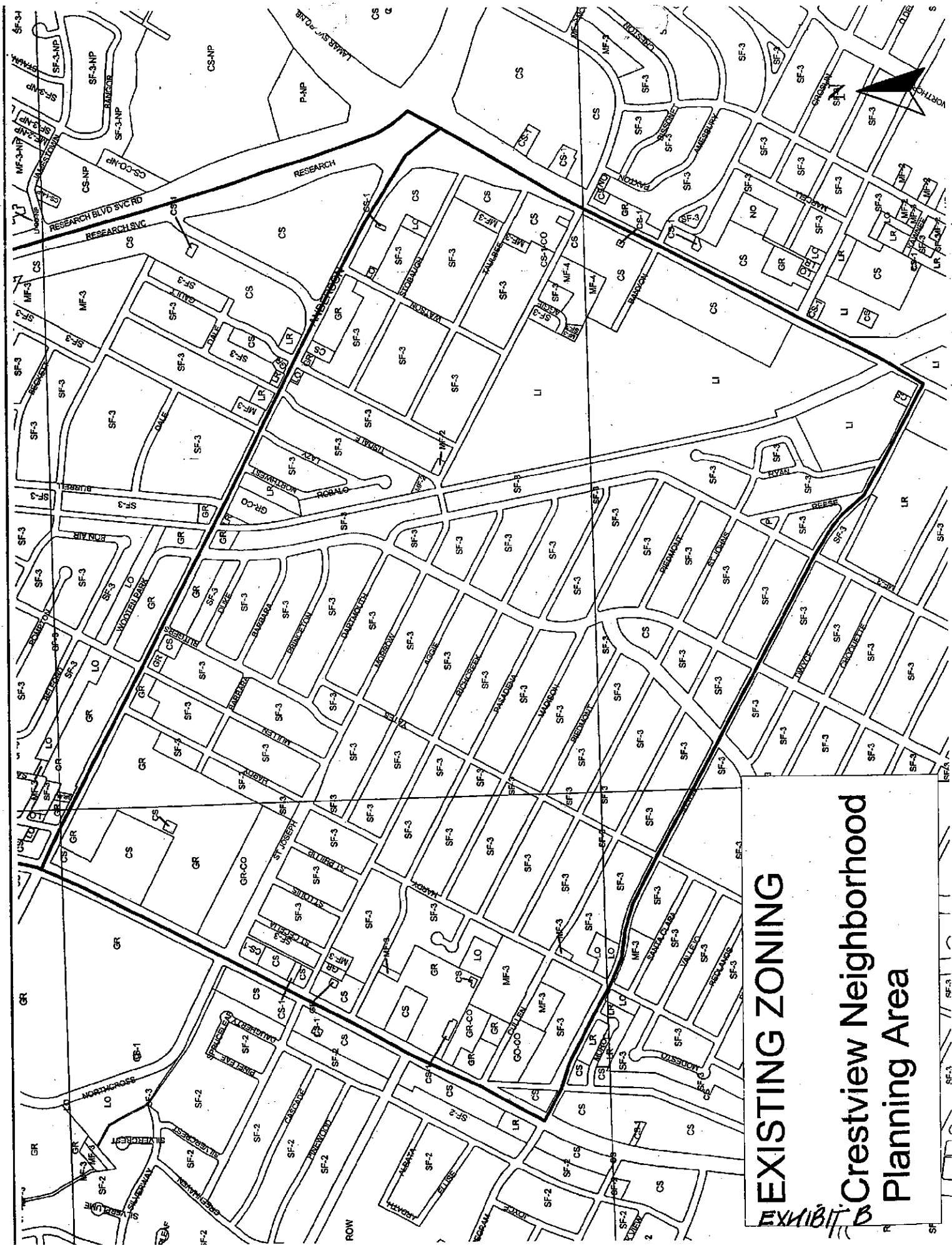
**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

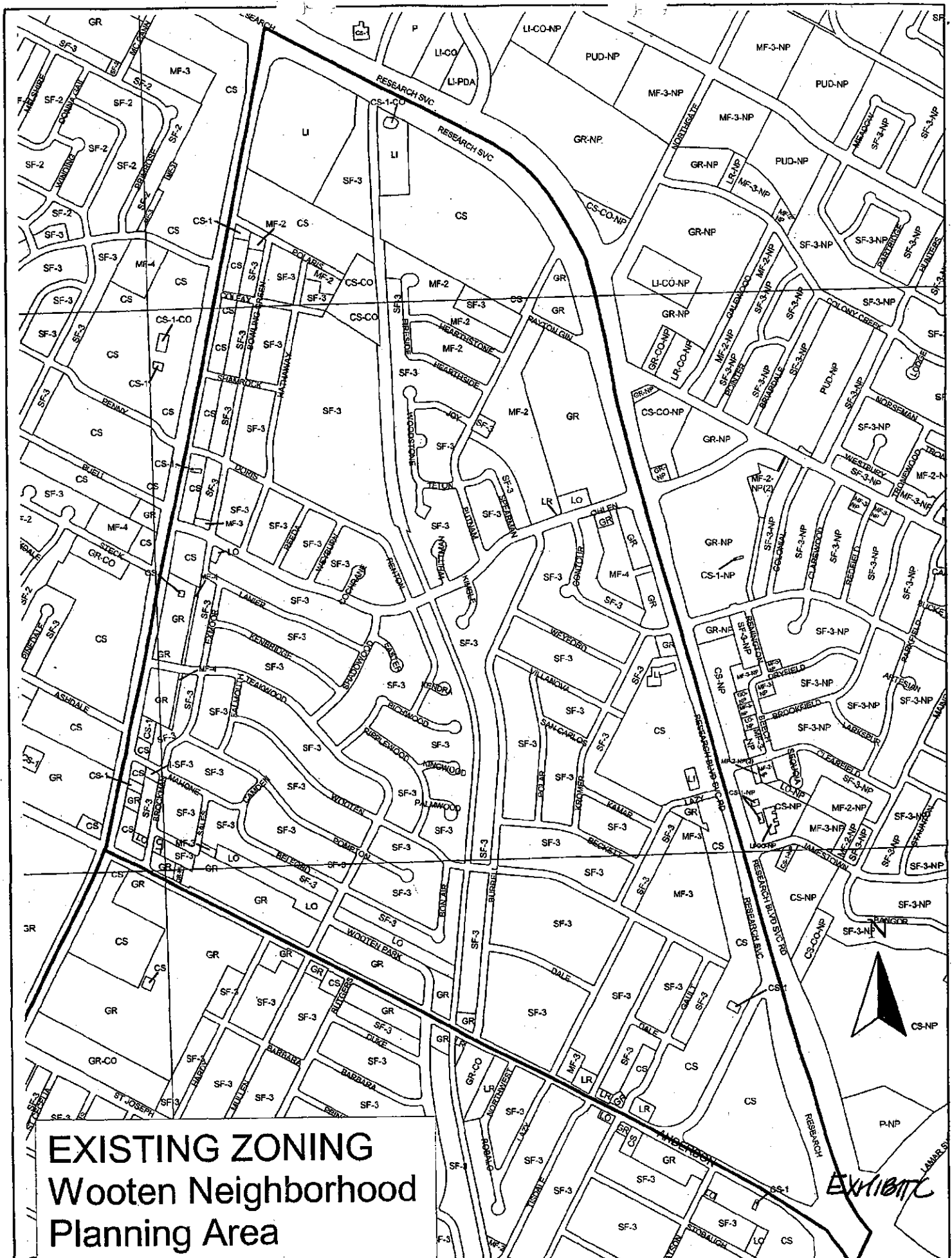
**PHONE:** 974-7719



 1" = 1600'	SUBJECT TRACT 	ZONING <i>Exhibit A</i>		CITY GRID REFERENCE NUMBER J28-30 K28-3 1
	PENDING CASE .....			
	ZONING BOUNDARY -----	CASE #: C14-04-0004	DATE: 04-01	
	CASE MGR: W. WALSH	ADDRESS: CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA SUBJECT AREA (acres): 1277.280	INTLS: SM	







## **STAFF RECOMMENDATION**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 120 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

## **BACKGROUND**

At the direction of the Austin City Council, Neighborhood Planning staff began working to develop a combined neighborhood plan in Crestview / Wooten in November 2002. Following a kickoff meeting, staff and residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for 13 months.

The plan's goals, objectives, and action items were developed at numerous Crestview / Wooten Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning case.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP may modify the base district of an individual parcel within the neighborhood to allow for the following special uses and design tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Crestview / Wooten Combined Neighborhood Plan:

### **Goals – Land Use**

- Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
- Preserve and enhance existing neighborhood-friendly businesses and encourage new neighborhood-friendly ones in appropriate locations.
- Enhance the safety and attractiveness of the neighborhoods.
- Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
- Promote enhancement of major corridors by encouraging better quality development and redevelopment and discouraging strip development.
- Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment.

- Target and encourage redevelopment of dilapidated or vacant multifamily structures into quality multifamily.

#### **Objectives – Land Use**

- Preserve the character and affordability of the Crestview and Wooten Neighborhoods.
- Encourage the development of neighborhood-serving commercial and mixed use on Anderson Lane and Burnet Road.
- Allow more intense commercial areas to locate on Research Boulevard, while minimizing the impacts to any residential uses.
- Preserve the Crestview Shopping Center as a genuine neighborhood retail node.
- Provide opportunities for the ultimate redevelopment of the Huntsman Petrochemical site to “complete” the neighborhood and create quality open space.
- Provide opportunities for continued enhancement of the commercial node at Burnet Road and U.S. Highway 183 / Research and the adjacent commercial properties to the south that transition into the Wooten neighborhood.
- Encourage the enhancement of the buildings and streetscape along Wooten Park Drive.
- Encourage the redevelopment and enhancement of the “Fireside Loop” area in northeast Wooten (Hearthstone, Fireside, Hearthside and a portion of Putnam).
- Encourage the redevelopment of Lamar Boulevard with more residential and neighborhood serving businesses.

### **EXISTING CONDITIONS**

#### **Zoning and Land Use**

<u>Existing Land Use:</u>		<u>Existing Zoning:</u>	
Single Family	57 %	Single Family	62 %
Multi Family	5 %	Multi-Family	5 %
Commercial	17 %	Commercial	23 %
Office	2 %	Office	1 %
Industrial	9 %	Industrial	8 %
Civic	9 %	Public	0 %
Open Space	1 %	Mixed Use	0 %
Transportation	0 %		
Undeveloped	1 %		

### **Impervious Cover**

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence	45 %
P, Public	varies (refer to Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal, Waller and Little Walnut Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. 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 square feet cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

### **Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in

roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO ROUTE	BICYCLE PLAN ROUTE
U.S. Highway 183	Varies	Varies	Major Arterial	Varies	#40	N/A
Anderson Lane	90'	Varies	Major Arterial	Yes	#5 & #8	N/A
Burnet Road	130'	50'	Major Arterial	Yes	#44 & WC	#16
Justin Lane	Varies	Varies	Minor Arterial	Yes	N/A	#22
Lamar Boulevard	100'	Varies	Major Arterial	Yes	#1 & #8	N/A
Ohlen Road	80'	Varies	Collector	Yes	#25	#16
Woodrow Avenue	80'	Varies	Collector	Yes	#5	#41

**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Water and Wastewater**

The area is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or relocation are required for a lot, or development, or redevelopment, or tract, or land use, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

**Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

## DESCRIPTION OF ZONING DISTRICTS

**SF-2 – Single Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

**SF-3 -- Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

**SF-6 – Townhouse and Condominium Residence district** is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

**MF-2 -- Multifamily Residence Low Density district** is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

**MF-3 -- Multifamily Residence Medium Density district** is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

**MF-4 -- Multifamily residence moderate - high density district** is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

**NO – Neighborhood Office district** is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

**LO – Limited Office district** is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

**GO – General Office district** is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

**LR -- Neighborhood Commercial district** is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

**GR -- Community Commercial district** is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

**CS -- General Commercial Services district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

**CS-1 -- Commercial Liquor Sales district** is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

**LI -- Limited Industrial Services district** is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

**P -- Public district** is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

### **Overlay Districts**

An overlay or **combining district** is a type of zoning district that is used in combination with a standard, base zoning district. Any of the above zoning districts could include any one or more of the following zoning districts.

**CO -- Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

**MU -- Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**PDA -- Planned development area (PDA) combining district** is intended to: (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

**Special Uses** -- Uses allowed in an approved neighborhood plan (NPCD) for a specific location or neighborhood wide. These uses are not normally permitted without the NPCD. The special uses are described on the following page.

**NPCD or (NP) -- Neighborhood Plan combining district** is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special uses. These special uses are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide.

## **Special Uses and Design Tools**

The following special uses and design tools are being recommended as part of the Crestview/Wooten Neighborhood Plan. They are optional uses granted in addition to the uses allowed in the base zoning district.

### **Small Lot Amnesty**

Small lot amnesty means permitting construction of new single family homes or major renovation of existing single family homes on **existing** single family lots that do not meet current minimum standards.

The Small Lot Amnesty would permit existing lots that have a minimum of 2,500 square feet to be developed with new single-family homes. Special site development standards would apply to ensure new homes are compatible with existing homes. This applies only to existing lots.

### **Mixed Use Building**

A Mixed Use Building is a structure located in a commercial zoning district that has commercial or retail uses on the ground floor and residential units on one or more upper floors. The standards for the Mixed Use Building require pedestrian-oriented design. For example, buildings must be built closer to the street, and parking must be located to the rear of the building. A Mixed Use Building may contain dwelling units in not more than 50% of the gross floor area of the ground floors.

### **Neighborhood Urban Center**

Neighborhood Urban Center refers to the redevelopment of an existing retail or commercial center, or development of a vacant site, into a mixed use, pedestrian and transit-oriented center. The Neighborhood Urban Center would permit residential, multi-family, commercial and retail uses on certain sites with commercial zoning.

The Neighborhood Urban Center includes limits on how much of each type of development may occur. The goal of these standards is to ensure compatibility with existing neighborhoods while permitting flexibility in project design. The minimum standards for various land uses in a Neighborhood Urban Center are:

Residential Uses	25% of Total Building Area
Commercial Uses	10% of Total Building Area
Open Space	10-20% depending on total site area

### **Residential Infill**

The Residential Infill special use requires a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. If chosen, this special use is applied to specific properties of at least one acre in the SF-3, SF-5, SF-6, MF-1 through MF-6, and LI zoning districts.

For a proposed Residential Infill development, a development plan showing the location of land uses and the layout of streets, lots, and open space must be approved by the Planning Commission. The following residential uses are permitted: single-family (including urban home and cottage lot), duplex, townhouse, condominium, multi-family, and secondary apartments. However each plan must show compliance with the following land use mix requirements:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Single-Family	40% of total units	80% of total units
Duplex	None	10% of total units
Townhouse and Multi-Family	10% of total units	20% of total units
Neighborhood Commercial	None	1,000sf per acre
Community Open Space	10-20% depending on total site area	---

### **Cottage**

The Cottage Lot special use permits detached single-family homes on lots with a minimum area of 2,500 square feet and a minimum width of 30 feet. The cottage lot is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6.

ATTACHMENT 1  
PAGE 3 OF 4



zoning districts. The development requirements are more detailed than that required for other single-family development to ensure the infill special use is designed well and is compatible with the neighborhoods.

### **Urban Home**

The Urban Home special use permits detached single-family homes on lots with a minimum area of 3,500 square feet and a minimum width of 40 feet. The urban home is permitted in SF-3, SF-5, SF-6, and MF-1 through MF-6 zoning districts. The development requirements are more detailed than that required for other single-family development to ensure the infill special use is designed well and is compatible with the neighborhoods.

### **Secondary Apartment**

The Secondary Apartment special use permits a second dwelling unit 850 square feet or less in size on a lot with a minimum area of 5,750 square feet. If chosen, this accessory unit is permitted in SF-1 through SF-3, SF-5, SF-6 and MF-1 through MF-6 zoning districts. Currently, a second unit with similar regulations as the secondary apartment is permitted city-wide on lots at least 7,000 square feet in the SF-3, SF-5, SF-6, and MF-1 through MF-6 districts. Choosing the secondary apartment special use opens up the opportunity for homeowners with lot sizes between 5,750 square feet and 7,000 square feet and those in the SF-1 and SF-2 zoning districts to build a second unit.

The secondary apartment may be located above a garage, or at least 15 feet back from the principal single-family house. The secondary apartment must comply with the site development regulations for the base zoning district, including impervious cover limits. It must also include one extra off-street parking space.

### **Parking Placement and Impervious Cover Restrictions**

The parking placement and impervious cover restrictions establish that all required parking must be located behind the front façade of the principal structure and limits the amount of impervious cover to be constructed in the front yard. Current ordinance would permit required parking within the front yard setback. Any single-family, two-family, or duplex use is subject to the following requirements:

1. No more than forty percent (40%) of the required front yard may be impervious cover (this may be waived if a circular driveway is needed for traffic safety purposes).
2. No more than 4 parking spaces may be located in a street-yard setback.

### **Garage Placement**

This option sets guidelines for developing and/or redeveloping lots in established neighborhoods where existing development promotes residential facades and minimizes the parking structure aesthetics dominating single-family residential use of a property. It also allow for attached parking structures without width limitations to be constructed so that parking structure dominated development does not occur.

This option allows for a side entry parking structure, which will accommodate residential design along the front wall. For a Single-Family, Two-Family, or Duplex Residential Use:

1. Garages or carports must be located flush to the front façade, or behind the front façade of the house.
2. If a garage or carport is located less than 20 feet behind the front façade of the house, its width cannot exceed 50% of the width of the house.

No maximum width is required for garages or carports that are 20 feet or more behind the front façade of the house, or have side or rear entrances.

### **Front Porch Setback**

Covered and uncovered Front Porches (defined as open-sided porches connected directly with the front entrance to a residence, and with a permanent, exterior flooring material) shall henceforth be allowed to within 15 feet of the front property line. Roof overhangs may extend not more than 24" into the setback zone. Structural columns (but not walls) are allowed within the footprint of the porch.

TRACT	PID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
001	0245070701	0 US HWY 183	Schnip Company	Three Shaws Cove #202	NEW LONDON CT	06320-4	LI	CS-NP
001	0244070307	8733 BURNET RD	KELLY GRAY JOSEPH ET AL	P O BOX 28800	AUSTIN TX	78755	LI	CS-NP
001	0244070310	8909 BURNET RD	CAYENDER INVESTMENT PROPERTIES LTD	7820 SOUTH BROADWAY AVE	TYLER TX	75703	LI	CS-NP
001	0244070305	8901 BURNET RD	GMRI TEXAS LP DBA TOG #1044	PO BOX 583330	ORLANDO FL	32859	LI	CS-NP
001	0244070306	8909 BURNET RD	PCD PROPERTIES LTD	PO BOX 50535	AUSTIN TX	78763	LI	CS-NP
001	0242080505	9000 RESEARCH BLVD	UNION PACIFIC RAILROAD	1700 FARNAM ST #105-FL	OMAHA, NE	68102	SF-3	CS-NP
002	0244090202	8998 RESEARCH BV	8990 RESEARCH LLP & THE SYNDICATE LLC	6902 BEAUFORD DR	AUSTIN TX	78750-8	CS-1-CO	CS-1-CO-NP
003	0243100906	8704-8720 PUTNAM DR	WEINGARTEN REALTY INVESTORS	PO BOX 924133	HOUSTON TX	77292	CS	CS-NP
003	0244090303	8868 & 8886 RESEARCH BV	PARK CORPORATE CENTER LTD	1360 POST OAK BLVD SUITE 1490	HOUSTON TX	77058	CS	CS-NP
003	0244090301	8904 RESEARCH BV	WOODTOOLS OF TEXAS LTD	8103 BROADWAY #204	SAN ANTONIO TX	78216	CS	CS-NP
003	0242080606	8910 RESEARCH BV	LONGMORE RESEARCH BLVD LTD	503 EXPLORER	AUSTIN TX	78734-3	CS	CS-NP
003	0244090204	8940 RESEARCH BV	8940 RESEARCH LTD	9951 ANDERSON MILL RD #201	AUSTIN TX	78750-2	CS	CS-NP
003	0244090201	8950 RESEARCH BV	ROX B., DUKE M., & DANAY COVERT	11750 D RESEARCH BLVD	AUSTIN TX	78759	CS	CS-NP
003	0242080604	8990 RESEARCH BV	MY THANH ORIENTAL MARKET INC	7601 N LAMAR BLVD #D	AUSTIN TX	78752	LI	CS-NP
003	0244090202	8998 RESEARCH BV	8990 RESEARCH LLP & THE SYNDICATE LLC	6902 BEAUFORD DR	AUSTIN TX	78750-8	LI	CS-NP
004	0242080742	8625 FIRESIDE DR	E.T.C. DEVELOPMENT CORP	3957 WESTLAKE DR	AUSTIN TX	78746-1	MF-2	LO-MU-NP
004	0242080603	8724 PUTNAM DR	HIGHLAND CREST BAPTIST CHURCH	8724 PUTNAM	AUSTIN TX	78757	SF-3	LO-MU-NP
005	0242080504	0 COLFAX AV	AUSTIN INDEPENDENT SCHOOL DISTRICT	1111 WEST 6TH STREET	AUSTIN TX	78703	CS-CO	CS-MU-CO-NP
005	0242080501	2100 POLARIS AV	CLEAN CUT INC	8741 BURNET RD SUITE F-73	AUSTIN TX	78757	CS-CO	CS-MU-CO-NP
006	0244070302	8711 BURNET RD	TURTLE ROCK HOLDINGS LTD	8305 SHOAL CREEK BLVD	AUSTIN TX	78757	CS	CS-MU-CO-NP
006	0244070309	8717 BURNET RD	WILLIAM DUPY & FREDERICK DUPY	10410 NORTH LAMAR BLVD	AUSTIN TX	78763	CS	CS-NP
006	0244070308	8725 BURNET RD	PETERSEN PROPERTIES	PO BOX 65	BUELLTON CA	93427-1	CS	CS-NP
007	Multiple	1748 Ohlen Rd	Brandywine Condominiums				LR, MF-2	MF-2-NP
008	0241101003	1726 Ohlen Rd	ALBERTSONS INC	250 E PARKCENTER BLVD	BOISE ID	83708	LO	GR-CO-NP
009	0241100318	1725 OHLEN RD	MARY LOU HERNDON	1725 OHLEN RD	AUSTIN TX	78757-7	GR	GR-MU-NP
010	0239100312	8507 KROMER ST	TEXAS SEVEN	8100 JESTER BLVD	AUSTIN TX	78750	SF-3	MF-3-NP
011	0239100310	8500 RESEARCH BV	CMCH MANAGEMENT GROUP LTD	8500 RESEARCH BLVD	AUSTIN TX	78758	LI	CS-NP
012	0239100418	8400 RESEARCH BV	CHARLES MAUND OLDSMOBILE CADILLAC INC	P O BOX 1608	AUSTIN TX	78767	LI	LI-CO-NP
013	0239100512	8200 & 8220 RESEARCH BV	VANDERSHOOT & DUNN	5716 W HIGHWAY 290 #209	AUSTIN TX	78735	CS	CS-MU-NP
014	0237100311	8120 RESEARCH BV	CENTREPOINT SHOPPING CENTER LP	3838 OAK LAWN AVE STE 300	DALLAS TX	75219	CS-1	CS-1-MU-NP
015	0236100901	7920 ANDERSON SQ	ERIC P TEGGEMAN JR. & FRANCES B. TEGGEMAN	5703 SCOUT ISLAND CV	AUSTIN TX	78731-3	CS	CS-MU-NP
015	0237101010	7950 & 8000 ANDERSON SQ	EMERALD COMMERCIAL TEXAS LTD	4655 CASS STREET STE #400	SAN DIEGO CA	92109	CS	CS-MU-NP
015	0237100311	8120 RESEARCH BV	CENTREPOINT SHOPPING CENTER LP	3838 OAK LAWN AVE STE 300	DALLAS TX	75219	CS	CS-MU-NP
016	0236120406	0 ANDERSON LN W, 0 LAMAR BV N, & 7950 RESEARCH BV	M. KEAST LIFE ESTATE LLC & ANDERSON RETAIL LT	910 W ANDERSON LN	AUSTIN TX	78757-1	CS	CS-MU-NP
016	0236120407	8000 RESEARCH BV	MERYNS	1000 NICOLLET MALL	MINNEAPOLIS MN	55403-2	CS	CS-MU-NP
016	0236120402	8006 & 8010 RESEARCH BV	SALVADOR & IRMA G. GUTIERREZ	1708 CAMAS DR	AUSTIN TX	78728-5	CS	CS-MU-NP
017	0236091801	1220 ANDERSON LN W	GLENN MICHAEL WEBB & JEFFERY WAYNE WEBB	9416 NEILS THOMPSON #108	AUSTIN TX	78758	LR	GR-MU-CO-NP
018	0236091801	1220 ANDERSON LN W	GLENN MICHAEL WEBB & JEFFERY WAYNE WEBB	9416 NEILS THOMPSON #108	AUSTIN TX	78758	CS	MF-4-NP
018	0237101008	7929 GAULT ST	HUYNH C TRINH, DE V TRINH, MINH T NGUYEN, & NH	7929 GAULT ST #200	AUSTIN TX	78757	CS	MF-4-NP
018	0237101009	7945 GAULT ST	TOM MCKAY	11701 Jollyville Rd	AUSTIN TX	78759	CS	MF-4-NP
019	0237100415	0 Gault St	Tom McKay	11701 Jollyville Rd	AUSTIN TX	78759	CS	MF-4-NP
019	0237100413/4	7908 & 0 GAULT ST	GLENN MICHAEL WEBB & JEFFERY WAYNE WEBB	9416 NEILS THOMPSON #108	AUSTIN TX	78758	CS	MF-4-NP
020	0236090301	1300 ANDERSON LN W	WEBB FAMILY INC DBA A&B T V	9416 NEILS THOMPSON ROAD	AUSTIN TX	78758-7	GR	GR-CO-NP
020	0236090302	1306 ANDERSON LN W	AUBREY A & LORAYNE H GOODWIN	4801 SILENT RIDGE CT E	FORT WORTH TX	76132	LR	GR-CO-NP
021	0236090201	1308 ANDERSON LN W	YUJ JAAN WEY	PO BOX 200546	AUSTIN TX	78720-1	LR	GR-CO-NP
022	0236090207	1400 ANDERSON LN W	DAVID A. BUTTROSS	PO BOX 5396	AUSTIN TX	78763	MF-3	GR-MU-CO-NP

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022	0237100119	7907 LAZY LN	DAVID L. HERRINGTON	7907 LAZY LN	AUSTIN TX	78757-8MF-3		GR-MU-CO-NP
023	0236090603	1500 ANDERSON LN W	REDEMER LUTHERAN CHURCH OF AUSTIN, TX	1500 ANDERSON LANE	AUSTIN TX	78758 SF-3		GO-CO-NP
024	0236090403	1508 ANDERSON LN W	BOB LIPSEY MOTORS INC	10 WOODHOLLOW TR	ROUND ROCK TX	78664 GR		GR-CO-NP
025	0238081123	1542 ANDERSON LN W	CMT HOLDINGS & INVESTMENTS LTD	PO BOX 9834	AUSTIN TX	78766 GR		GR-CO-NP
026a	0238081709	1700 ANDERSON LN W	SOON HY HENG & HIENG SIU UNG	17829 CALLE AURORA	ROWLAND HEIGHTS CA	91748 GR		GR-CO-NP
026a	0238081719	1712 ANDERSON LN W	UNIVERSITY OF TEXAS FOUNDATION INC	PO BOX 9038	AUSTIN TX	78766 GR		GR-CO-NP
026a	0238081720	1720 ANDERSON LN W	JERRY & BARBARA DONAHOO	11910 TEDFORD ST	AUSTIN TX	78753 GR		GR-CO-NP
026a	0238081721	1728-1728 ANDERSON LN W	WILLIAM H. LUEDECKE	P O BOX 5936	AUSTIN TX	78763 GR		GR-CO-NP
026a	0238081722	1734-1738 ANDERSON LN W	RICHARD M. CULLETON	4505 CROSS VALLEY RUN	AUSTIN TX	78731-3GR		GR-CO-NP
026b	0238081723	1740 ANDERSON LN W	LEXIE GREGG	801 CUNNINGHAM	LUFKIN TX	75901-5GR		GR-CO-NP
026b	0238081724	1748 ANDERSON LN W	VIRGILO & MARINA AVELEYRA	8007 GREENSLOPE DRIVE	AUSTIN TX	78759 GR		GR-CO-NP
026b	0238081715	1802 ANDERSON LN W	WILLIAM R. JOHNSON	1802 W ANDERSON LANE	AUSTIN TX	78757 GR		GR-CO-NP
026b	0238081716	1810 ANDERSON LN W	JACKSON FAMILY LIMITED PARTNERSHIP	1200 BARTON CREEK BLVD #39	AUSTIN TX	78735 GR		GR-CO-NP
026c	0238081714	1818 ANDERSON LN W	DAVID E & DOROTHY E. SIMPSON	1818 W ANDERSON LN	AUSTIN TX	78757 GR		GR-CO-NP
027	0238081718	1721 WOOTEN PARK DR	MANUEL J. & ANGELINA RAYMOND	6303 TREADWELL BLVD	AUSTIN TX	78757 GR		GR-MU-CO-NP
027	0238081717	1729 WOOTEN PARK DR	SECRETARY OF HOUSING & URBAN DEVELOPMENT	800 DOLOROSA	SAN ANTONIO TX	78207 GR		GR-MU-CO-NP
027	0238081708	1737 WOOTEN PARK DR	SECRETARY OF HOUSING & URBAN DEVELOPMENT	800 DOLOROSA	SAN ANTONIO TX	78207 GR		GR-MU-CO-NP
027	0238081707	1745 WOOTEN PARK DR	SULTAN ALI BAIRAMI & BATOUL KHAKE BAHAM	7117 AVIGNON DR	AUSTIN TX	78681-5GR		GR-MU-CO-NP
027	0238081706	1801 WOOTEN PARK DR	Grace Holmes	P O Box 28181	AUSTIN TX	78755 GR		GR-MU-CO-NP
027	0238081704	1809 & 1817 WOOTEN PARK DR	TERRY & RANDY WILT	109 DENSON DR	AUSTIN TX	78752 GR		GR-MU-CO-NP
027	0238081702	1825 & 1833 WOOTEN PARK DR	KAMBIZ REISEDONNA	1833 WOOTEN PARK DR	AUSTIN TX	78757 GR		GR-MU-CO-NP
027	0238081701	1841 WOOTEN PARK DR	PABLO GONINEZ & YANET VEGA	1841 WOOTEN PARK DR	AUSTIN TX	78757-8GR		GR-MU-CO-NP
028	0238081127	1710, 1720, 1730, & 1820 WOOTEN PARK DR	GLENN MICHAEL WEBB & JEFFERY W WEBB	9416 NEILS THOMPSON DR #108	AUSTIN TX	78758 LO		GR-MU-CO-NP
028	0238081131	1742, 1746, 1800, & 1808 WOOTEN PARK DR	DAVID M. SEPPALA	P O BOX 15221	AUSTIN TX	78761 LO		GR-MU-CO-NP
029	0238081022	7914 Mullen	Cobalt Partners Ltd	608 W 24th St	AUSTIN TX	78705 GR		GR-MU-CO-NP
029	0238081021	7920 MULLEN DR	SIGVARD N. SIVERTSEN	11311 BRISTLE OAK TRL	AUSTIN TX	78750 LO		GR-MU-CO-NP
029	0238081024	7926 MULLEN DR	SOKNA LOEUNG	11502 BLUE SPRINGS WAY	AUSTIN TX	78753-2LO		GR-MU-CO-NP
030	0238081023	1900 ANDERSON LN W	C. AUBREY SMITH JR TRUSTEE FOR CHILDRENS MC	PO BOX 162326	AUSTIN TX	78716 GR		GR-CO-NP
030	0238081025	1912 ANDERSON LN W	WEBB FAMILY INC	9416 NEILS THOMPSON DR STE 108	AUSTIN TX	78758 GR, LO		GR-CO-NP
030	0238081031	2000 ANDERSON LN W	2000 W ANDERSON LANE BUILDING PARTNERSHIP	3810 S LAMAR	AUSTIN TX	78704 GR, LO		GR-CO-NP
030	0238081030	2020 ANDERSON LN W	LACK PROPERTIES INC	P O BOX 2088	VICTORIA TX	77902 GR, LO		GR-CO-NP
030	0239060413	2108 ANDERSON LN W	JACK C & JESSIE B ANDERSON	PO BOX 1264	DRIPPING SPRINGS TX	78620 GR		GR-CO-NP
031	0239060414	2200 W Anderson Ln	Billy Scott	8334 Widway	SAN ANTONIO TX	78239 GR		GR-MU-CO-NP
031	0239060415	2204 ANDERSON LN W	MOHAMMED GHULAM	2204 ANDERSON LN W	AUSTIN TX	78757 GR-MU		GR-MU-CO-NP
032	0239060416	2206 ANDERSON LN W	MOHAMMED GHULAM	2204 ANDERSON LN W	AUSTIN TX	78757 GR		GR-CO-NP
032	0239060417	2208 ANDERSON LN W	RICHARD BALDERRAMA	2208 WEST ANDERSON LANE	AUSTIN TX	78757 GR		GR-CO-NP
032	0239060418	2210 ANDERSON LN W	AMOS F. RIHA	2210 W ANDERSON LANE	AUSTIN TX	78757 GR		GR-CO-NP
033	0239060218	2300 ANDERSON LN W	RUTH V. BROCKMAN % FOODMAKER INC	9330 BALBOA AVE	SAN DIEGO CA	92123 CS		CS-NP
033	0239060219	7915 BURNET RD	ABOLGHASSEM PARVIZIAN, PARVIZIAN INC OF HOUS	43303 KIRBY DRIVE	HOUSTON TX	77098 CS		CS-NP

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TRACT	PID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
033	0239060220	7925 BURNET RD	DOCHEN IRVING	5010 N RIM DR	AUSTIN TX	78731	CS	CS-NP
034	0239060206	7929 & 7935 BURNET RD	JACK OLEARY & CAROL MURIEL OLEARY	19100 EYERLY RD	MANOR TX	78653-4	GR	GR-NP
035	0239060207	7941 BURNET RD	CHRIS PETROPOULOS	1602 RIDGEHAVEN DR	AUSTIN TX	78723	CS-1	CS-1-NP
036	0239060221	7951 BURNET RD	ASSISTANCE LEAGUE OF AUSTIN TEXAS INC.	7951 BURNET ROAD	AUSTIN TX	78757	CS	CS-NP
037	0239061012	8001 & 8005 BURNET RD	RAMON BURSTYN	810 GREENVIEW DR	GRAND PRAIRIE TX	75050	CS	CS-NP
038	0239061008	8007 BURNET RD	RICHARD NOBLE	5324 CAMERON RD	AUSTIN TX	78723	CS-1, SF-3	GR-MU-NP
040	0239061017	8023 BURNET RD	JOLENE ANN SEARLES VITKO	1017 SOUTH 1 1/2 STREET	MCALLEN TX	78501	GR, MF-4	GR-NP
040	0239061018	8033 BURNET RD	MILLER BROTHERS	PO BOX 839926	SAN ANTONIO TX	78283	GR, MF-4	GR-NP
040	0239061016	8105 BURNET RD	SMITHERS FAMILY PARTNERSHIP	1902 BARTON PKY	AUSTIN TX	78704	GR, MF-4	GR-NP
041	0239060803	8209 BURNET RD	SCHMIDT INVESTMENTS LTD	PO BOX 9659	AUSTIN TX	78766-9	GR, CS, MF-4	GR-NP
041	0239060904	8211 BURNET RD	BERNICE KOURI OWEN ESTATE	304 7TH STREET	PFLUGERVILLE TX	78660	GR	GR-NP
042	0241070105	8221 BURNET RD	COTHORN SAFE & LOCK INC	509 RIO GRANDE STREET	AUSTIN TX	78701	CS	CS-NP
042	0241070106	8231 BURNET RD	DON J. JACKSON	3810 MEDICAL PKWY #143	AUSTIN TX	78756	CS	CS-NP
042	0241070107	8241 BURNET RD	ANDERSON SQUARE PROPERTIES	P O BOX 5981	AUSTIN TX	78763	CS	CS-NP
043	0241070108	2301 OHLEN RD	JLY PROPERTIES INC	4205 PARK STONE HEIGHT DR	AUSTIN TX	78746-7	CS	GR-MU-CO-NP
044	0241070401	2205 OHLEN RD	CARMEN & ROBERT BACHUS	5402 MANOR ROAD	AUSTIN TX	78723	LO, SF-3	GR-MU-CO-NP
045	0241070217	8301 BURNET RD	HONG TIEN INC.	8301 BURNET ROAD	AUSTIN TX	78757	MF-3	GR-MU-CO-NP
046	0241070217	8301 BURNET RD	HONG TIEN INC.	8301 BURNET ROAD	AUSTIN TX	78757	CS	CS-NP
046	0241070206	8315 BURNET RD	GATAJA INC.	8315 BURNET RD	AUSTIN TX	78757	CS	CS-NP
046	0241070208	8335 BURNET RD	PAUL ALLAN ZABOR	8335 BURNET ROAD	AUSTIN TX	78757	CS	CS-NP
047	0241070206	8315 BURNET RD	GATAJA INC.	8820 BURNET RD STE 507	AUSTIN TX	78757	CS-1	CS-1-NP
048	0241070315	8401 & 8403 BURNET RD	DOCHEN IRVING	5010 N RIM DR	AUSTIN TX	78731	CS	CS-NP
048	0241060205	8413-8433 BURNET RD	LMIN PROPERTIES LTD	PO BOX 5325	ROUND ROCK TX	78683	CS	CS-NP
048	0241060201	8417 BURNET RD	MICHAEL A. HARDY	1615 S LAMAR BLVD	AUSTIN TX	78704-2	CS	CS-NP
048	0241060203	8425 BURNET RD	AUSTIN PROPERTIES	3810 MEDICAL PARKWAY #143	AUSTIN TX	78756	CS	CS-NP
049	0241060301	8501 BURNET RD	TORRES ARANDA Y ASOCIADOS INC	5177 RICHMOND STE 265	HOUSTON TX	77056	CS	CS-NP
049	0241060304	8509 & 8515 BURNET RD	GLEN E. JOURNEAY	3908 SIERRA DRIVE	AUSTIN TX	78731	CS	CS-NP
049	0241060306	8511 BURNET RD	DOYLE L & JO D BEAVERS	1600 TEXAS ST #1117	FORT WORTH TX	76102-3	CS	CS-NP
049	0241060322	8519 BURNET RD	GAS PIPE INC	5800 MAPLE AVE	DALLAS TX	75235	CS	CS-NP
049	0241060309	8533 BURNET RD	THOMAS C. GRANBERRY	2011 RUE DE ST TROPEZ	AUSTIN TX	78746	CS	CS-NP
050	0244070218	8601 BURNET RD	CHASE BANK OF TEXAS NATIONAL ASSOCIATION TH	P O BOX 550	AUSTIN TX	78789	CS	CS-NP
050	0244070208	8613 & 8615 BURNET RD	RICHARD HIDEEL	P O BOX 9028	AUSTIN TX	78768	CS	CS-NP
051	0244070209	8617 BURNET RD	JONAS SILBERSTEIN	3304 CHERRYTREE CIRCLE	AUSTIN TX	78731	CS-1	CS-1-NP
054	0241070628	8401 HATHAWAY DR	AUSTIN INDEPENDENT SCHOOL DISTRICT	1111 WEST 6TH STREET	AUSTIN TX	78703	SF-3	P-NP
055	0240081526	8501 1/2 WOODSTONE DR	ST PAUL'S CEMETERY				SF-3	P-NP
056	0237100502	8000 LAZY LN	AUSTIN INDEPENDENT SCHOOL DISTRICT	1111 WEST 6TH STREET	AUSTIN TX	78703	SF-3	P-NP
056		8001-8015 BURRELL DR	CITY OF AUSTIN-PARD	PO BOX 1088	AUSTIN TX	78767	SF-3	P-NP
059	0239060210	2303 MAHONE AV	SHIRLEY THOMPSON	2303 B MAHONE AVENUE	AUSTIN TX	78757	I-SF-3	SF-3-NP
060	0239060406	7909 SALES ST	WILLIAM E. MEANS & WILMA E. MEANS	4800 CASWELL AVE	AUSTIN TX	78751	MF-3	SF-3-NP
061	0239060401	7905 BROCKMAN LN	JOHN DALTON JONES	7905 BROCKMAN LANE	AUSTIN TX	78757	LO	LO-MU-CO-NP
062	0239060217	7904 BROCKMAN ST	FHC CONSOLIDATED LTD	PO BOX 1267	DRIPPING SPRINGS TX	78620-1	LO	LO-MU-CO-NP
101	0238050213	7801 Burnet Rd	FAMILY SPORTS INC	5700 GROVER AVE	AUSTIN TX	78757	CS	CS-CO-NP
101	0238050204	7825 Burnet Rd	Family Sports Inc c/o John Donovan	5700 GROVER AVE	AUSTIN TX	78757	CS	CS-CO-NP
101	0238050205	7829 Burnet Rd	DWL PROPERTIES	777 N Grove Rd #111	RICHARDSON, TX	75081	CS	CS-CO-NP
101	0238050206	7837 Burnet Rd	7837 BURNET ROAD L C	825 E 53 1/2 STREET FOUNTAIN PLAZA BLDG B	AUSTIN TX	78751	CS	CS-CO-NP

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TRACT	PID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
102	0237070242	2103-2167 W Anderson Ln	GOODWIN MANAGEMENT	11149 Research Blvd #100	AUSTIN TX	78759	CS, GR	CS-CO-NP
102	0237070244	2203 W Anderson Ln	GOODWIN MANAGEMENT	11149 Research Blvd #100	AUSTIN TX	78759	GR	CS-CO-NP
102	0238050209	2211 W Anderson Ln	Ken Freytag	8108 Mesa Dr Ste A-110	AUSTIN TX	78759	GR	CS-CO-NP
102	0238050207	2301 W Anderson Ln	MACARI MICHAEL R	404 LEDGEWAY	AUSTIN TX	78746	GR	CS-CO-NP
103	0238050214	7601 Burnet Rd	MCCARTHY JOHN BISHOP	PO BOX 133327	AUSTIN TX	78711	GR, GR-CO	GR-CO-NP
104	0237070245	2101 W Anderson Ln	MERNER LAND COMPANY	P O BOX 3468	SANTA ROSA CA	95402	GR	MF-3-NP
105	0237070205	2001 & 2003 W Anderson Ln	EVINS INVESTMENT'S L P	2013 W ANDERSON LN	AUSTIN TX	78757	GR	GR-MU-CO-NP
105	0237070228	2007-2013 W Anderson Ln	EVINS INVESTMENT'S L P	2013 W ANDERSON LN W	AUSTIN TX	78757	GR	GR-MU-CO-NP
105	0237070245	2101 W Anderson Ln	MERNER LAND COMPANY	P O BOX 3468	SANTA ROSA CA	95402	GR	GR-MU-CO-NP
106	0237070301	1901 W Anderson Ln	Guy Oliver	PO BOX 6110	AUSTIN TX	78762	GR	GR-CO-NP
106	0237070330	1911 W Anderson Ln; 7817 Hardy Dr	Danforth Partners II LTD	720 BELL SPRINGS RD	DRIPPING SPRINGS TX	78620	GR	GR-CO-NP
107	0237070419	1817 W Anderson Ln	CA Holdings LLC	2301 S. Capital of Texas Hwy #J102	AUSTIN TX	78746	GR	GR-CO-NP
108	0237070438	1809 W Anderson Ln	MURPHY L M JR & SUSAN C/O SOUTHLAND CORP	1100 GATTIS SCHOOL #300B	ROUND ROCK TX	78664	CS	CS-CO-NP
108	0237070437	1815 W Anderson Ln	Cherico Commercial Investments LTD	1313 RICHCREEK ROAD	AUSTIN TX	78757	CS	CS-CO-NP
109	0236091705	1701-1711 W Anderson Ln	JM BIG TWO LTD	400 EAST ST ELMO ROAD	AUSTIN TX	78745	GR	GR-CO-NP
109	0237071010	1715 W Anderson Ln	Cherico Commercial Investments LTD	1313 RICHCREEK ROAD	AUSTIN TX	78757	GR	GR-CO-NP
109	0237071009	1721-1741 W Anderson Ln	Cherico Commercial Investments LTD	1313 RICHCREEK ROAD	AUSTIN TX	78757	GR	GR-CO-NP
109	0237071008	1745 W Anderson Ln	Ivestravis LP c/o Mark Smith	1717 W 6th St Suite 292	AUSTIN TX	78703	GR	GR-CO-NP
110	0236091323	1821 W Anderson Ln	Craig Oaks	1521 W ANDERSON LN	AUSTIN TX	78757	GR	GR-CO-NP
111	0236091060	1417 W Anderson Ln	HAYDON WILEY ALLEN & VIRGINIA F HAYDON FAMIL	1009 PINE ST	DIMMITT TX	79027	LR	GR-CO-NP
111	0236091061	1501 W Anderson Ln	GINNY'S COPYING SERVICE INC	1501 B W ANDERSON LANE	AUSTIN TX	78757	GR-CO	GR-CO-NP
111	0236091062	1517 W Anderson Ln	Alex Bastanjoo	P O BOX 9542	AUSTIN TX	78766	GR-CO	GR-CO-NP
111	0236091063	1519 W Anderson Ln	Alex & Michelle Bastanjoo	1517 W Anderson Ln	AUSTIN TX	78757	LR	GR-CO-NP
112	0236091046	7716 Robalo Rd	SCHKADE WILLIAM B & BERNICE	9300 QUAIL MEADOW DR	AUSTIN TX	78758	LR	LR-MU-CO-NP
112	0236091045	7800 Northwest Dr	HINKLE RICKY A	7801 Northwest Dr	AUSTIN TX	78757	LR	LR-MU-CO-NP
112	0236091044	7802 Northwest Dr	Robert & Melissa Whalley	7802 NORTHWEST DRIVE	AUSTIN TX	78757	LR	LR-MU-CO-NP
112	0236091043	7804 Northwest Dr	Serendipity Properties Inc.	PO Box 326	AUSTIN TX	78767	LR	LR-MU-CO-NP
112	0236091042	7806 Northwest Dr	Serendipity Properties Inc.	PO Box 326	AUSTIN TX	78767	LR	LR-MU-CO-NP
112	0236091041	7808 Northwest Dr	HELGE LULA I LIFE ESTATE %LULA ISOBEL HELGE E	7808 NORTHWEST DRIVE	AUSTIN TX	78757	LR	LR-MU-CO-NP
113	0236091144	1301 W Anderson Ln	Jacobus & Carment Brans	4309 KILGORE LN	AUSTIN TX	78727	LO	LO-MU-NP
114	0235100433	1215 W Anderson Ln	LIFECARE PREGNANCY SERVICE	1215 W ANDERSON LN	AUSTIN TX	78727	GR	GR-CO-NP
115	0235100424	1209 W Anderson Ln	KARIM GHASSAN A	1205 ANDERSON LN W	AUSTIN TX	78757	CS	CS-CO-NP
116	0235100410	1111 W Anderson Ln	Jennifer Parker	1111 W Anderson Ln	AUSTIN TX	78757	GR	GR-CO-NP
116	0235100409	1113 & 1115 W Anderson Ln	Travis Warren Hastings	1200 STOBACH	AUSTIN TX	78757	GR	GR-CO-NP
116	0235100408	1201 W Anderson Ln	Lucille & Warren Hastings	1115 W ANDERSON LN	AUSTIN TX	78757	GR	GR-CO-NP
116	0235100407	1205 W Anderson Ln	KARIM GHASSAN A	1205 ANDERSON LN W	AUSTIN TX	78757	GR	GR-CO-NP
117	0235100411	1105 W Anderson Ln	Dr. Thomas Moriarty	1105 W ANDERSON LANE	AUSTIN TX	78757	GR	GR-MU-CO-NP
119	0235100412	1101 W Anderson Ln	Texas Quarter Horse Association	1101 W Anderson Ln	AUSTIN TX	78757	GR	GR-CO-NP
120	0235100809	1001 W Anderson Ln	David Larsen	6800 LADERA NORTE	AUSTIN TX	78731	CS	CS-CO-NP
120	0235100808	1007 W Anderson Ln	Nasser Samari & Nasrin Mombani	10909 CALLANISH PARK DR	AUSTIN TX	78750	CS	CS-CO-NP
120	0235100805	1011 W Anderson Ln	1011 West Anderson Lane Partnership	1794 Old Lytton Springs Rd	LOCKHART TX	78644	CS, LO	CS-CO-NP
120	0235100811	911 W Anderson Ln	SK PROPERTIES L P	150 NORTH MARKET STREET	WICHITA KS	67202	CS, CS-1	CS-CO-NP
120	0235100810	917 W Anderson Ln	THK Investments Inc	917A W Anderson Ln	AUSTIN TX	78757	CS	CS-CO-NP
122	0235100811	911 W Anderson Ln	SK PROPERTIES L P	150 NORTH MARKET STREET	WICHITA KS	67202	LO	LO-MU-CO-NP
123	0234110305/6	7700 & 7702 N Lamar Blvd	Ted & Waslene Gaejen	14744 CO RD 1	HALLETTSVILLE TX	77964	CS	CS-MU-CO-NP
123	0234110304	7712 N Lamar Blvd	POLVADORE ROBERT T & DANIEL J SIECZKOWSKI	10103 KIEFFER CT	AUSTIN TX	78750	CS	CS-MU-CO-NP

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TRACT / ID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
123 0234110308	7720 N Lamar Blvd	Hardeman Family Joint Venture LTD	6757 AIRPORT BLVD	AUSTIN TX	78752	CS	CS-MU-CO-NP
123 0234110308	822 Taulbee Ln	Hardeman Family Joint Venture LTD	6757 AIRPORT BLVD	AUSTIN TX	78752	CS	CS-MU-CO-NP
124 0234110225	7600-7604 N Lamar Blvd	Carrie & Sayed Nicholas	6827 Jester Estate Blvd	AUSTIN TX	78750	CS	CS-MU-CO-NP
124 0234110226	7608-7612 N Lamar Blvd	Carrie & Sayed Nicholas	6827 Jester Estate Blvd	AUSTIN TX	78664	CS	CS-MU-CO-NP
124 0234110213	7614-7630 N Lamar Blvd	Won Kim & Hong Tai Chou & Moon Yun Cho	3900 WOODCUTTERS WAY	AUSTIN TX	78746	CS	CS-MU-CO-NP
125 0234110225	7600 N Lamar Blvd	Carrie & Sayed Nicholas	6827 Jester Estate Blvd	AUSTIN TX	78664	CS-1-CO	CS-1-MU-CO-NP
126 0234110221	812 Morrow St	Carrie & Sayed Nicholas	6827 Jester Estate Blvd	AUSTIN TX	78664	CS	CS-MU-CO-NP
126 0234110204	813 Taulbee Ln	Paul Bowland	813 TAULBEE LANE	AUSTIN TX	78757	CS	CS-MU-CO-NP
126 0234110203	815 Taulbee Ln	Zulu Investment Corp.	821 Taulbee Ln	AUSTIN TX	78757	CS	CS-MU-CO-NP
126 0234110222	818 Morrow St	Carrie & Sayed Nicholas	6827 Jester Estate Blvd	AUSTIN TX	78664	CS	CS-MU-CO-NP
126 0234110202	821 Taulbee Ln	Zulu Investment Corp.	821 TAULBEE LN	AUSTIN TX	78757	CS	CS-MU-CO-NP
127 0234110223	820 Morrow St	WOLF LEOPOLD	4001 AVENUE B	AUSTIN TX	78751	CS	MF-3-NP
127 0234110201	823 Taulbee Ln	Elias Botto et al	1090 HATTERAS CT	FOSTER CITY CA	94404	CS	MF-3-NP
127 0234110224	826 Morrow St	KWAN CONNIE ETAL	103 EAST CRESTLAND DRIVE	AUSTIN TX	78752	CS	MF-3-NP
127 0235100634	901 Taulbee Ln	BOTTO ELIAS & FANNY M ETAL	1080 HATTERAS COURT	FOSTER CITY CA	94404	CS	MF-3-NP
128 0236050424	7501-7511 Burnet Rd	Cherco Commercial Investments LTD	1313 RICHCREEK ROAD	AUSTIN TX	78757	CS, CS-1	CS-CO-NP
128 0236050419	7525 Burnet Rd	STANISH FRANCES MARIE	5206 BRANDING CHASE	AUSTIN TX	78727	CS	CS-CO-NP
128 0236050420	7631 Burnet Rd	STANISH FRANCIS MARIE	5206 BRANDING CHASE	AUSTIN TX	78727	CS	CS-CO-NP
128 0236050421/2/3	7541 Burnet Rd	Mrs. H R Leigh	3409 MT BARKER DRIVE	AUSTIN TX	78731	CS-1	CS-CO-NP
129 0236050311	7415 Burnet Rd	W/M Investment #2/Richcreek Plaza LTD	8015 SHOAL CRK BLVD #100	AUSTIN TX	78757	CS, GR	CS-CO-NP
130a 0236050313	7401 Burnet Rd	Thu Thi Le & Lan Thi Le	12704 Scofield Farms Dr	AUSTIN TX	78727	CS	CS-CO-NP
130a 0236050314	7413 Burnet Rd	AYNESWORTH JERRY A & ELVIRA	8617 HONEYSUCKLE TRAIL	AUSTIN TX	78759	CS	CS-CO-NP
130b 0236050306	2210 Pasadena Dr	WIER DAVID & GERRI WIER	3719 GILBERT	AUSTIN TX	78703	CS	GR-MU-CO-NP
132 0236061603	2205 Pasadena Dr	Jesse McGrady	2205 Pasadena Dr	AUSTIN TX	78757	MF-3	SF-3-NP
133 0236050204	2211 Pasadena Dr	ROBINSON JON T & SAM SCOTT RAGSDALE	2211 PASADENA DR	AUSTIN TX	78757	GR	LR-MU-CO-NP
134 0235040306	7113 Burnet Rd	RONAN CORPORATION % MELODY GATLING	7113 BURNET ROAD #109	AUSTIN TX	78757	CS, GR	CS-CO-NP
134 0235040317	7115 & 7211 Burnet Rd	AUSTIN CENTENNIAL LTD	1401 RIDGELEY DR	CAMPBELL CA	95008	CS, GR	CS-CO-NP
134 0236050207/8	7301-7319 Burnet Rd	C O Moore	6306 WILBURN DR	AUSTIN TX	78757	GR	CS-CO-NP
135 0235040306	7113 Burnet Rd	RONAN CORPORATION % MELODY GATLING	7113 BURNET ROAD #109	AUSTIN TX	78757	CS-1	CS-1-CO-NP
136 0235040306	7113 Burnet Rd	RONAN CORPORATION % MELODY GATLING	7113 BURNET ROAD #109	AUSTIN TX	78757	LO	LO-CO-NP
137 0235040307	7101 Burnet Rd	RADO LTD CO	2800 E PIONEER PKWY	ARLINGTON TX	76010	GR-CO	GR-CO-NP
138 0235040303	7001 Burnet Rd	SMITH ELIZABETH	7001 BURNET ROAD	AUSTIN TX	78757	GR	GR-CO-NP
138 0235040316	7015 Burnet Rd	JBS Holding LP	2600 WEST 35TH STREET #6	AUSTIN TX	78703	GR	GR-CO-NP
139 0235040311	2106 & 2200 Cullen Ave	SMITH ELIZABETH F LIFE ESTATE	7001 BURNET RD	AUSTIN TX	78757	LO-CO	GR-MU-CO-NP
140 0235040601	6901-6921 Burnet Rd	WHATLEY SHERRY L %RAYBURN WHATLEY	8206 Ridge View Dr	AUSTIN TX	78724	CS	CS-CO-NP
142 0234060818	2000 Justin Ln	Korean United Presbyterian Church	2000 JUSTIN LANE	AUSTIN TX	78757	SF-3	LO-NP
142 0235040708	6909 Burnet Ln	EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF	3203 W ALABAMA	HOUSTON TX	77098	SF-3	LO-NP
143 02340601380990	2000 Cullen Ave	Cullen Avenue Partners Ltd	8746 N Mopac #200	AUSTIN TX	78759	MF-3, SF-3	MF-3-NP
143 02340601380000	2000 Cullen Ave #1	Jill Ford	2000 Cullen Ave #1	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143 02340601380009	2000 Cullen Ave #10	Priscilla Straightoff	2000 Cullen Ave #10	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143 02340601380010	2000 Cullen Ave #11	Annie Molina	2000 Cullen Ave #11	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143 02340601380011	2000 Cullen Ave #12	Devon Vasconcelos & Stephen Bijarsky	2000 Cullen Ave #12	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143 02340601380012	2000 Cullen Ave #13	Mary Jane Parker	2000 Cullen Ave #13	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP

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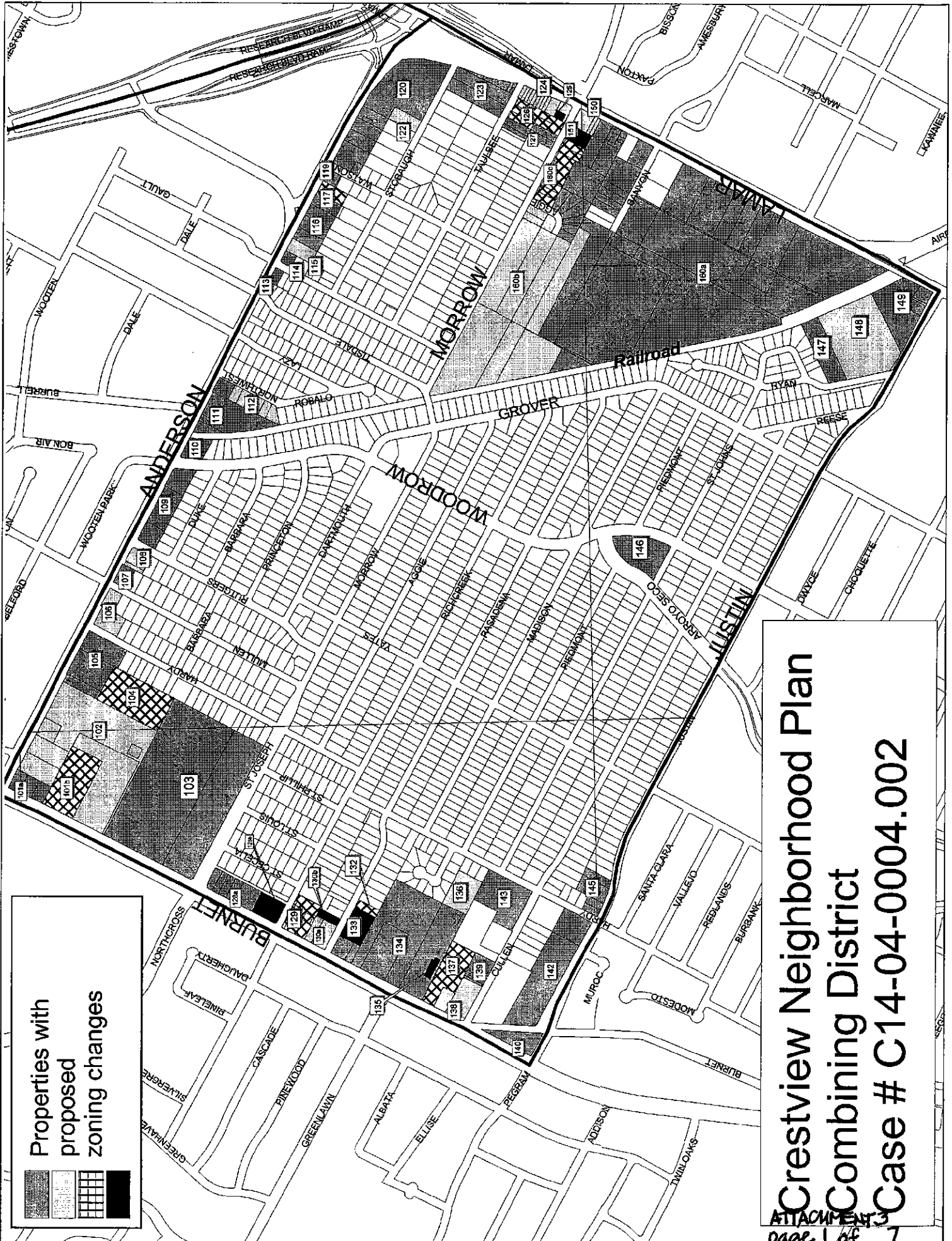
TRACT	PID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
143	02340601380013	2000 Cullen Ave #14	Leonard Kapusta	2000 Cullen Ave #14	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380014	2000 Cullen Ave #15	James & Heather Doran	2000 Cullen Ave #15	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380015	2000 Cullen Ave #16	Lucille Santillo	2000 Cullen Ave #16	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380016	2000 Cullen Ave #17	Andrew & Jamie Lee	2000 Cullen Ave #17	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380017	2000 Cullen Ave #18	Cathy Albaugh	2000 Cullen Ave #18	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380018	2000 Cullen Ave #19	Marcus McGuff	2000 Cullen Ave #19	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380001	2000 Cullen Ave #2	David Gibblets	2000 Cullen Ave #2	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380019	2000 Cullen Ave #20	Theresa Sohn	2000 Cullen Ave #20	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380020	2000 Cullen Ave #21	Rebecca Risher	2000 Cullen Ave #21	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380021	2000 Cullen Ave #22	Troy Alexander	2000 Cullen Ave #22	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380022	2000 Cullen Ave #23	Yosuke & Yoshimi Kimura	2000 Cullen Ave #23	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380023	2000 Cullen Ave #24	Jeanne Cobb	2000 Cullen Ave #24	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380024	2000 Cullen Ave #25	Carolyn Walker	2000 Cullen Ave #25	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380025	2000 Cullen Ave #26	Trevor & Courtney Moore	2000 Cullen Ave #26	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380026	2000 Cullen Ave #27	Joanna Ford	2000 Cullen Ave #27	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380027	2000 Cullen Ave #28	Sylvia Tate	2000 Cullen Ave #28	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380028	2000 Cullen Ave #29	Leigh & Glen Gonnet	2000 Cullen Ave #29	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380002	2000 Cullen Ave #3	H. Blake LTD	2310 N. Ed Carey #1A	HARLINGEN, TX	78550	MF-3, SF-3	MF-3-NP
143	02340601380003	2000 Cullen Ave #4	Sean & Karen Doles	2000 Cullen Ave #4	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380004	2000 Cullen Ave #5	Steven Wilder	2000 Cullen Ave #5	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380005	2000 Cullen Ave #6	Henry Fong	2000 Cullen Ave #6	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380006	2000 Cullen Ave #7	Maribeth McClaren	2000 Cullen Ave #7	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380007	2000 Cullen Ave #8	Brian & Mary Riley	2000 Cullen Ave #8	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
143	02340601380008	2000 Cullen Ave #9	Sundra Kim	2000 Cullen Ave #9	AUSTIN TX	78757	MF-3, SF-3	MF-3-NP
145	02340603930	1908 Justin Ln	Greg Scott	4018 FAR WEST BV	AUSTIN TX	78731	LO	LO-MU-NP
145	02340603932	1910 & 1912 Justin Ln	William & Rhonda Paver	1910 JUSTIN LN	AUSTIN TX	78757	LO	LO-MU-NP
145	02340603936	1914 Justin Ln	Donald Baker	213 PALOS VERDES	AUSTIN TX	78734	LO	LO-MU-NP
145	02340603934	1916 Justin Ln	Glad Tidings Assembly of God	2700 NORTHLAND DRIVE	AUSTIN TX	78756	LO	LO-MU-NP
146	0234070401	7104 & 7200 Woodrow Ave	Crestview Center Associates	7100 WOODROW AVENUE	AUSTIN TX	78757	CS	CS-CO-NP
147	0233090729	6935 Ryan Dr	Stephen R Butter Trust c/o International Supply of Austin	PO BOX 70	FORT WORTH TX	76101	LI	CS-MU-CO-NP
148	0231081102	906 Justin Ln	Austin Energy	PO BOX 1088	AUSTIN TX	78767	LI	P-NP
149	0231090302	6900 N Lamar Blvd	Marjorie Daugherty	3211 TARRYHOLLOW DRIVE	AUSTIN TX	78703	LI	CS-CO-NP
149	0231090301	6926 Lamar Blvd	Walker Investments	4017 BROOKVIEW ROAD	AUSTIN TX	78722	LI	CS-CO-NP
149	0231090303	806 Justin Ln	Marjorie Daugherty	3211 TARRYHOLLOW DR	AUSTIN TX	78703	LI, CS	CS-CO-NP
150	0234110126/08/09	7544 N Lamar Blvd	R&K Investments	5716 W HWY 280 #200	AUSTIN TX	78735	CS	CS-MU-NP
151	0234110121	813 Morrow St	Business Ink Co	10214 N IH 35 Bldg 2	AUSTIN TX	78757	CS	CS-MU-CO-NP
160a	0235080501	7414 N Lamar Blvd	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	LI	
160a	0235100110	1007 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	LI-PDA-NP
160a	0235100109	1009 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	LI-PDA-NP
160a	0235100108	1011 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	LI-PDA-NP
160a	0235100107	1013 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	LI-PDA-NP
160a	0235100106	1015 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	LI-PDA-NP
160a	0235100105	1019 Aggie Ln	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	MF-3	LI-PDA-NP
160a	0233090901	7414 N Lamar Blvd	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	LI, CS	LI-PDA-NP
160a	0233100202	7414 N Lamar Blvd	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233100205	7414 N Lamar Blvd	Huntsman Petrochemical Corp ATTN JEFFERY L MORRIS	3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP

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TRACT	PID_10	Prop Address	Name 1	Address	CITY STATE	MZIP	From	To
160a	0233100206	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233100207	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233100209	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	LI, CS	LI-PDA-NP
160a	0233100210	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233100211	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233090901	7414 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	LI, CS	LI-PDA-NP
160a	0234110124	7520 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS, CS-1	LI-PDA-NP
160a	0234110123	7524 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0234110102	7526 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0234110125	7530 N Lamar Blvd	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233100302	810 Banyon St	Maurice McCracken Life Estate c/o Huntsman Petrochemical	500 HUNTSMAN WAY	SALT LAKE CITY UT	84108	CS	LI-PDA-NP
160a	0233091101	904 Banyon St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233091102	906 Banyon St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0233091103	906 Banyon St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160a	0235100118	907 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	LI-PDA-NP
160a	0233091104	910 Banyon St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	LI-PDA-NP
160b	0235100103	1001 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	SF-2-NP
160b	0235100102	1003 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	SF-2-NP
160b	0235100104	1010 Aggie Ln	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	LI-PDA-NP
160b	0235100101	1117-1203 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	LI	LI-PDA-NP
160c	0234110120	821 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	SF-8-NP
160c	0234110119	825 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	CS	SF-8-NP
160c	0235100117	901 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	SF-6-NP
160c	0235100118	907 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	MF-4	SF-6-NP
160c	0235100113	909 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	SF-2-NP
160c	0235100112	911 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	SF-2-NP
160c	0235100111	913 Morrow St	Huntsman Petrochemical Corp	ATTN JEFFERY L MORRIS 3040 POST OAK BLVD	HOUSTON TX	77056	SF-3	SF-2-NP

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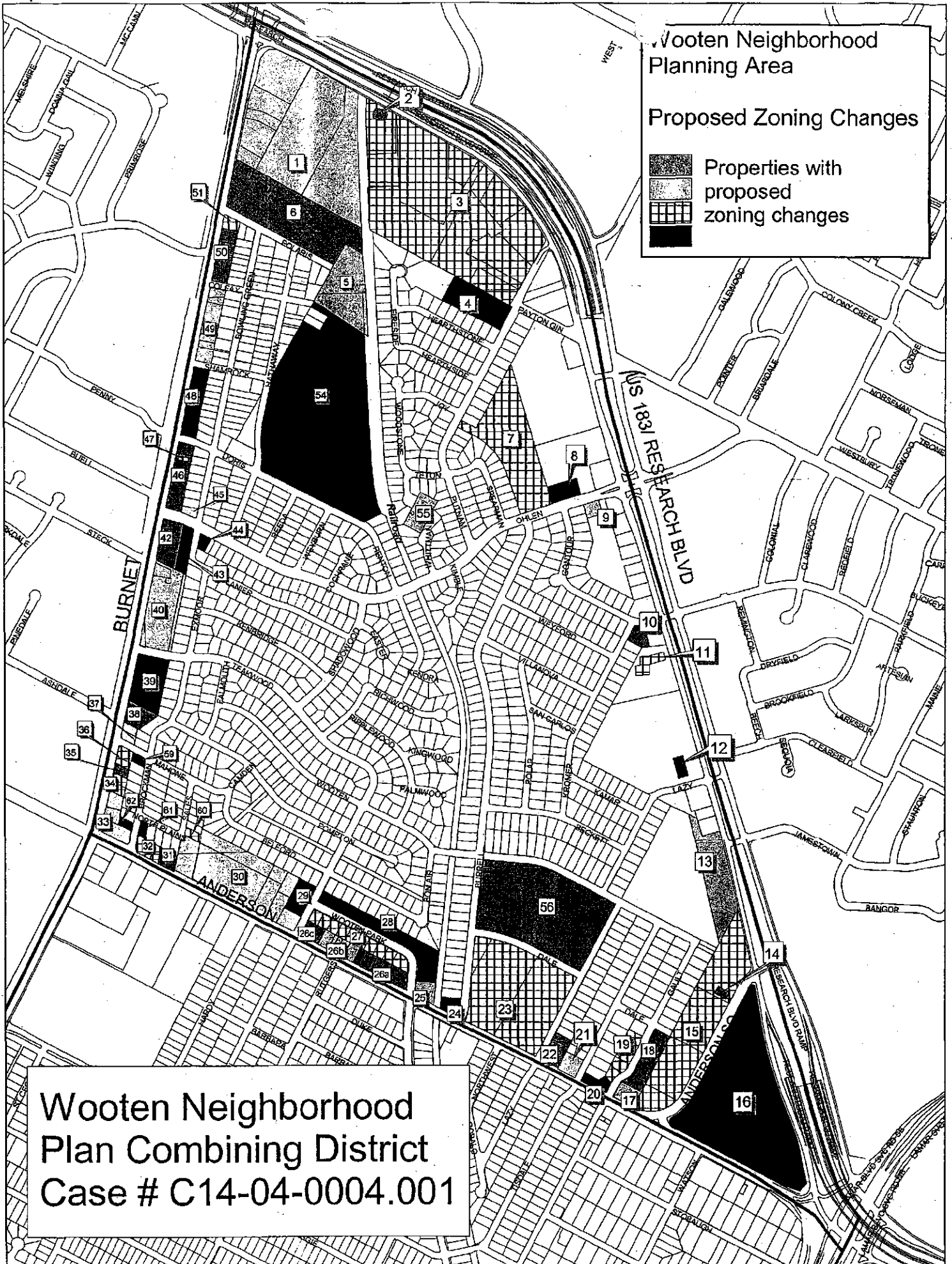


Crestview Neighborhood Plan  
Combining District  
Case # C14-04-0004.002

# Wooten Neighborhood Planning Area

## Proposed Zoning Changes

- Properties with proposed zoning changes



Tract	Address	From	To	Special Uses	Conditional Overlay	Staff Recommendation Site Development Standards	Neighborhood Request Conditional Overlay	Neighborhood Request Excepted Use	Property Owner Request
1	8733-9034 Burnet Rd; 9000-9014 Research Blvd	LI, SF-3	CS-NP	Neighborhood Urban Center					
2	8998 Research Blvd	CS-1-CO	CS-1-CO-NP	Neighborhood Urban Center	Existing				
3	8868-8898 Research Blvd; 8704-8720 Putnam Dr	LI, CS	CS-NP	Neighborhood Urban Center					
4	8724 Putnam Dr	SF-3	LO-MU-NP	Mixed Use Building					
5	2100 Polaris Ave	CS-CO	CS-MU-CO-NP	Mixed Use Building	Existing				
6	8711-8725 Burnet Rd	CS	CS-NP	Neighborhood Urban Center, Mixed Use Building					
7	1748 Ohlen Rd	LR, MF-2	MF-2-NP						
8	8716 Research Blvd	LO	GR-CO-NP	Mixed Use Building	D				
9	1725 Ohlen Rd	GR	GR-MU-NP	Mixed Use Building					
10	8507 Kromer St	SF-3	MF-3-NP						
11	8500 Research Blvd	LI	CS-NP						
12	8400 Research Blvd	LI	LI-CO-NP		Proh: Res Extract; Recy Ctr; Scrap & Salv				
13	8200-8220 Research Blvd	CS	CS-MU-NP	Mixed Use Building					
14	8120 Research Blvd	CS-1	CS-1-MU-NP	Neighborhood Urban Center, Mixed Use Building					
15	7920-8000 Anderson Square Dr; 8120 Research Blvd	CS	CS-MU-NP	Neighborhood Urban Center, Mixed Use Building					
16	7950-8010 Research Blvd; 910-1100 W Anderson Ln	CS	CS-MU-NP	Neighborhood Urban Center, Mixed Use Building					
17	1220 Anderson Ln	LR	GR-MU-CO-NP	Mixed Use Building	D				
18	7929-7545 Gault St; 1220 Anderson Ln	CS	MF-4-NP						
19	7908-7914 Gault St	CS	MF-4-NP						
20	1300-1306 Anderson Ln	GR, LR	GR-CO-NP	Mixed Use Building	D	27.2 upa			
21	1308 Anderson Ln	LR	GR-CO-NP	Mixed Use Building	D	27.2 upa			
22	1400 Anderson Ln; 7907 Lazy Ln	MF-3	GR-MU-CO-NP	Mixed Use Building	D	27.2 upa			
23	1500 Anderson Ln	SF-3	GO-CO-NP		Other	Curb cuts prohib. on Anderson Ln			
24	1508 Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa	Auto Sales/ Rentals		
25	1542 Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa			

Tract	Address	From	To	Special Uses	Staff Recommendation			Property Owner Request
					Conditional Overlay	Site Development Standards	Excepted Use	
26a	1700-1728 Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		
26b	1740-1810 Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa	Pawn shops	
26c	1814 Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa	Auto Sales/Rentals	
27	1721-1841 Wooten Park Dr	GR	GR-MU-CO-NP	Mixed Use Building	H	40' max		
28	1710-1820 Wooten Park Dr	GR, LO	GR-MU-CO-NP	Mixed Use Building	H	40' max		
29	7914-7926 Mullen Dr	GR, LO	GR-MU-CO-NP	Mixed Use Building	H	40' max		
30	1900-2108 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		
31	2200-2004 W Anderson Ln	GR, GR-MU	GR-MU-CO-NP	Mixed Use Building	B			
32	2206-2210 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B			
33	2300 W Anderson Ln, 7915-7925 Burnet Rd	CS	CS-NP	Mixed Use Building				
34	7929-7935 W Anderson Ln	GR	GR-NP	Mixed Use Building				
35	7941 Burnet Rd	CS-1	CS-1-NP	Mixed Use Building				
36	7951 Burnet Rd	CS	CS-NP	Mixed Use Building				
37	8001-8005 Burnet Rd	CS	CS-NP	Mixed Use Building				
38	8007 Burnet Rd	CS-1, SF-3	GR-MU-NP	Mixed Use Building				
40	8023-8105 Burnet Rd	GR, MF-4	GR-NP	Mixed Use Building				
41	8209-8211 Burnet Rd	CS, GR, MF-4	GR-NP	Mixed Use Building				
42	8221-8241 Burnet Rd	CS	CS-NP	Mixed Use Building				
43	2301 Ohlen Rd	CS	GR-MU-CO-NP	Mixed Use Building	H	40' max		
44	2205 Ohlen Rd	LO, SF-3	GR-MU-CO-NP	Mixed Use Building	H	40' max		
45	8301 Burnet Rd	MF-3	GR-MU-CO-NP	Mixed Use Building	H	40' max		
46	8301-8315 Burnet Rd	CS	CS-NP	Mixed Use Building				
47	8315 Burnet Rd	CS-1	CS-1-NP	Mixed Use Building				
48	8401-8425 Burnet Rd	CS	CS-NP	Mixed Use Building				
49	8501-8533 Burnet Rd	CS	CS-NP	Mixed Use Building				
50	8601-8613 Burnet Rd	CS	CS-NP	Mixed Use Building				
51	8617 Burnet Rd	CS-1	CS-1-NP	Mixed Use Building				
54	8401 Hathaway Dr	SF-3	P-NP					
55	8501 1/2 Woodstone Dr	SF-3	P-NP					
56	8000 Lazy Ln; 8001-8015 Burrell Dr	SF-3	P-NP					
59	2303 Mahone Dr	I-SF-3	SF-3-NP					
60	7903 Sales St	MF-3	SF-3-NP					
61	7905 Brockman St	LO	LO-MU-CO-NP		G	NO dev. Stnds		
62	7904 Brockman Ln	LO	LO-MU-CO-NP		G	NO dev. Stnds		
101a	7925-7829 Burnet Rd; 2307 W Anderson Ln	CS	CS-CO-NP	Neighborhood Urban Center, Mixed Use Building	A		Auto Repair/Washing	
101b	7801 Burnet Rd	CS	CS-CO-NP	Neighborhood Urban Center	A			

Tract	Address	From	To	Special Uses	Staff Recommendation			Neighborhood Request		Property Owner Request
					Conditional Overlay	Site Development Standards	Excepted Use Overlay	Conditional Overlay	Excepted Use	
102	2103-2301 W Anderson Ln	CS, GR	CS-CO-NP	Neighborhood Urban Center	C			C1	Restaurant (Lim)	
103	7601 Burnet Rd	GR, GR-CO	GR-CO-NP		D	50' Buffer	Drop-off Recycling	D1		
104	2101 W Anderson Ln (rear portion of lot)	GR	MF-3-NP							
105	2001-2101 W Anderson Ln	GR	GR-MU-CO-NP	Neighborhood Urban Center, Mixed Use Building	B	27.2 upa		B1		
106	1901-1911 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	Prohi: Pawn shops; Bail bonds Cond: Auto Washing	27.2 upa		B1	Restaurant (Gen)	
107	1817 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1		
108	1809-1815 W Anderson Ln	CS	CS-CO-NP	Mixed Use Building	A + B	Auto sales/ rentals		A1 + B1		
109	1701-1745 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1	Auto Repair	
110	1521 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1	Auto Repair	
111	1417-1519 W Anderson Ln	GR-CO, LR	GR-CO-NP	Mixed Use Building	D	27.2 upa		B1	Restaurant (Lim)	
112	7800-7808 Northwest Dr & 7716 Robalo Rd	LR	LR-MU-CO-NP		G	NO dev. Shnds				
113	1301 W Anderson Ln	LO	LO-MU-NP	Mixed Use Building						
114	1215 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1		
115	1209 W Anderson Ln	CS	CS-CO-NP	Mixed Use Building	C	27.2 upa	Constr. Sales & Serv	C1		
116	1111-1205 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1	Auto Repair	GR-MU (1111 W. Anderson)
117	1105 W Anderson Ln	GR	GR-MU-CO-NP	Mixed Use Building	B	27.2 upa		B1		
119	1101 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building	B	27.2 upa		B1		
120	911-1011 W Anderson Ln	CS, CS-1, LO	CS-CO-NP	Mixed Use Building	A	27.2 upa; 50' Buffer; Access Restrictions		A1	Auto Repair	
122	911 W Anderson Ln	LO	LO-MU-CO-NP	Mixed Use Building	Other	50' Buffer; Access Restrictions				
123	7700-7720 N Lamar Blvd; 822 Taubee Ln	CS	CS-MU-CO-NP	Mixed Use Building	A	50' Buffer		A1, Address exhaust, noise, parking issues	Auto Repair	Ltd Warehousing, Vehicle Storage; No buffer
124	7600-7630 N Lamar Blvd	CS	CS-MU-CO-NP	Mixed Use Building	A			A1	Auto Sales	

Tract	Address	From	To	Special Uses	Conditional Overlay	Staff Recommendation Site Development Standards	Exceptioned Use	Conditional Overlay	Neighborhood Request Exceptioned Use	Property Owner Request
125	7600 N Lamar Blvd	CS-1-CO	CS-1-MU-CO-NP	Mixed Use Building	A + existing			A1		
126	812-818 Morrow St, 813-821 Taulbee Ln	CS	CS-MU-CO-NP	Mixed Use Building	C		Auto Sales/ Rentals	A1		
127	820-826 Morrow St, 823-901 Morrow St	CS	MF-3-NP							
128a	7511-7541 Burnet Rd	CS, CS-1	CS-CO-NP		A	50' Buffer		A1	Auto Repair/ Sales; Restaurant (Lim)	
128b	7501 Burnet Rd	CS	CS-CO-NP		A	50' Buffer	Lmt'd Warehousing	A1		
129	7415 Burnet Rd	CS, GR	CS-CO-NP		C			C1		
130a	7401-7413 Burnet Rd;	CS	CS-CO-NP		A			A1		
130b	2210 Pasadena Dr	CS	GR-MU-CO-NP	Mixed Use Building	B			B1		
132	2205 Pasadena Dr	MF-3	SF-3-NP							
133	2211 Pasadena Dr	GR	LR-MU-CO-NP	Mixed Use Building	Other	50' Buffer				
134	7113-7319 Burnet Rd	CS, GR	CS-CO-NP		C	50' Buffer				
135	7113 Burnet Rd	CS-1	CS-1-CO-NP		C	50' Buffer				
136	7113 Burnet Rd	LO	LO-CO-NP		Other	50' Buffer				
137	7101 Burnet Rd	GR-CO	GR-CO-NP	Mixed Use Building	F	LR Dev Stnds		F1		
138	7001-7015 Burnet Rd	GR	GR-CO-NP	Mixed Use Building	A			A1	Auto Sales	
139	2106-2200 Cullen Ave	LO-CO	GR-MU-CO-NP	Mixed Use Building	F	LR Dev Stnds		F1		
140	6901-6921 Burnet Rd	CS	CS-CO-NP		A			A1	Auto Sales	
142	6909 Burnet Ln & 2000 Justin Ln	SF-3	LO-NP							
143	2000 Cullen Ave	MF-3, SF-3	MF-3-NP							
145	1908-1916 Justin Ln	LO	LO-MU-NP	Mixed Use Building						
146	7100-7200 Woodrow Ave	CS	CS-CO-NP		E	40' max; 5:1 FAR		E1	Auto Repair	CS
147	6935 Ryan Dr	LI	CS-MU-CO-NP	Mixed Use Building	E	40' max	Lmt'd Warehousing; Constr Sales & Serv	E1		
148	906 Justin Ln	LI	P-NP							
149	6900-6926 N Lamar Blvd	LI, CS	CS-NP	Mixed Use Building				A1	Auto Repair/Sales	LI (6900 N. Lamar)
150	7544 N Lamar Blvd	CS	CS-MU-CO-NP	Mixed Use Building	A		Pawn shops	A1		
151	813 Morrow St	CS	CS-MU-CO-NP	Mixed Use Building	C		Lmt'd Warehousing	C1		
160a	7414, 7512 & 7520-7530 N Lamar Blvd, 810-910 Banyon St, 1007-1017 Aggie Ln	LI, CS, CS-1, MF-4, MF-3, SF-3	LI-PDA-NP	Neighborhood Urban Center, Mixed Use Building; Residential Infill						

Tract	Address	From	To	Special Uses	Staff Recommendation			Neighborhood Request		Property Owner Request
					Conditional Overlay	Site Development Standards	Excepted Use	Conditional Overlay	Excepted Use	
160b	1016 Aggie Ln, 1001-1209 Morrow St	LI, SF-3	LI-PDA-NP							
160c	821-913 Morrow St	CS, MF-4, SF-3	LI-PDA-NP							

<b>Conditional Overlays</b> <b>Crestview/Wooten Neighborhood Plan</b>	
<b>Staff Recommendation</b>	<b>Neighborhood Recommendation (in addition to staff recommendation)</b>
<b>A (Burnet &amp; Lamar)</b>	
<b>Prohibited Use:</b> Pawn Shop Services  <b>Conditional Uses:</b> Adult-oriented Businesses Commercial Blood Plasma Center Equipment Repair Equipment Sales Limited Warehousing and Distribution Vehicle Storage	<b>Prohibited Uses:</b> Adult-Oriented Businesses Auto Sales Vehicle Storage  <b>Conditional Uses:</b> Auto Rentals Auto Repair Auto Washing Commercial Off-Street Parking Custom Manufacturing Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Kennels Maintenance and Service Facilities Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)
<b>B (Anderson Lane)</b>	
<b>Prohibited Use:</b> Pawn Shop Services  <b>Conditional Uses:</b> Auto Sales Auto Rentals Auto Washing	<b>Prohibited Use:</b> Auto Sales  <b>Conditional Uses:</b> Auto Repair Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)
<b>C (Transitioning to CS)</b>	
<b>Prohibited Uses:</b> Adult-Oriented Businesses Agricultural Sales and Services Auto Rentals Auto Sales Bail Bond Services Campground Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Equipment Repair Services	<b>Conditional Uses:</b> Auto Repair Auto Washing Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment



<b>Conditional Overlays</b> <b>Crestview/Wooten Neighborhood Plan</b>	
<b>Staff Recommendation</b>	<b>Neighborhood Recommendation (in addition to staff recommendation)</b>
Equipment Sales Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Monument Retail Sales Outdoor Entertainment Pawn Shop Services Vehicle Storage	Restaurant (General) Restaurant (Limited)
<b>D (Transitioning to GR)</b>	
<b>Prohibited Uses:</b> Auto Rentals Auto Repair Services Auto Sales Auto Washing Bail Bond Services Commercial Off-Street Parking Drive-Through Services Drop-Off Recycling Collection Funeral Services Exterminating Services Outdoor Entertainment Outdoor Sports and Recreation Pawn Shop Services Service Station	<b>Conditional Uses:</b> Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Residential Treatment Restaurant (General) Restaurant (Limited)
<b>E (Limited to GR uses)</b>	
<b>Prohibited Uses:</b> Adult-Oriented Businesses Agricultural Sales and Services Art & Craft Studio (General) Auto Rentals Auto Sales Auto Washing Building Maintenance Services Campground Commercial Blood Plasma Center Construction Sales and Services Convenience Storage Drive-Through Services Electronic Prototype Assembly Equipment Repair Services Equipment Sales Kennels Limited Warehousing and Distribution Maintenance and Service Facilities Monument Retail Sales Pawn Shop Services Transitional Housing Transportation Terminal Vehicle Storage  Site Development Standards: 40' Max Height	<b>Conditional Uses:</b> Auto Repair Commercial Off-Street Parking Drive-Through Services Hotel/Motel Indoor Entertainment Indoor Sports and Recreation Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)

Conditional Overlays Crestview/Wooten Neighborhood Plan	
Staff Recommendation	Neighborhood Recommendation (in addition to staff recommendation)
<b>F (Limited to LR uses)</b>	
<b>Prohibited Uses:</b> Auto Rentals Auto Repair Auto Sales Bail Bond Services Hotel-Motel Indoor Entertainment Indoor Sports and Recreation Outdoor Entertainment Pawn Shop Services  <b>Site Development Standards:</b> Limited to LR development standards Access restrictions on residential streets Off-site parking limits	<b>Conditional Uses:</b> Commercial Off-Street Parking Drive-Through Services Off-Site Accessory Parking Outdoor Sports and Recreation Residential Treatment Restaurant (General) Restaurant (Limited)
<b>G (Single-Family Development Standards)</b>	
<b>Prohibited Uses:</b> College and University Facilities Consumer Convenience Services Drive-Through Facilities Financial Services Off-Site Accessory Parking Service Station  <b>Site Development Standards:</b> 40% building coverage .35:1 F.A.R. 30' Max height 300 trip per day limit	Same
<b>H ("Corner Store Residential")</b>	
Limited to LO and Corner Store Uses 40' Max Height	Same

**NOTE: Both Staff and Neighborhood recommend removing existing uses from Conditional Overlays.**

**Property Specific Conditional Overlays:**

Tracts 20-22, 24-26, 30-32, 105-111, 114-122:  
27.2 max dwelling units per acre

Tracts 103, 120-123, 128, 129, 133-136:  
50' buffer from single-family zoning

Tract 23:  
Curb cuts prohibited on Anderson Lane

Tracts 120 and 122:  
Access prohibited to Stobaugh Street

Tract 146:  
.5:1 max F.A.R.

## **Huntsman Planned Development Area Summary of Recommendations**

### **Permitted Uses**

#### Tract 160a:

1. Residential, Commercial, Industrial, and Research and Development uses
2. Mixed Use Building, Neighborhood Urban Center, Residential Infill special uses

#### Tracts 160b & c:

1. SF-6 uses (except Duplex)
2. Recreational Uses

### **Prohibited Uses:**

#### Tract 160a:

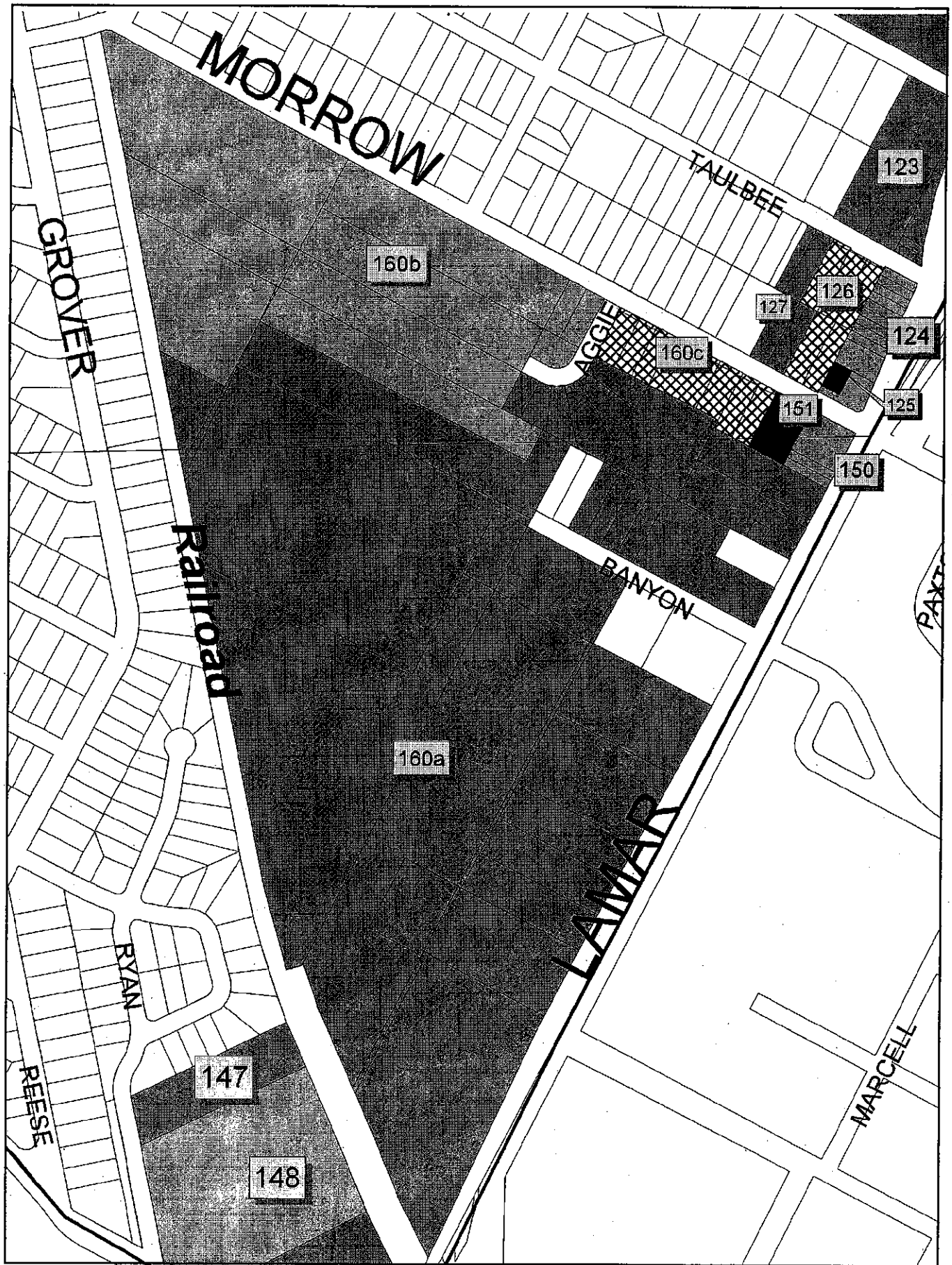
Agricultural sales and services	Kennels
Auto repair	Liquor sales
Auto sales	Monument retail sales
Auto washing	Outdoor entertainment
Campground	Recycling center
Convenience storage	Resource extraction
Drop-off recycling collection facility	Scrap and salvage
Equipment repair	Vehicle storage
Equipment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

### **Site Development Standards**

1. CS development standards for tract 160a
2. SF-6 development standards for tracts 160b & c
3. Entire tract may be used for site calculation purposes.
4. Special standards for single family and townhouses (based on Urban Home and Neighborhood Urban Center regulations)
5. 17.4 acres of open space and/or recreation required
6. 200' setback between residential and industrial uses
7. Hazardous Material storage cannot exceed 10% of the site
8. 20 units per acre maximum residential density (1,472 units)

### **Major Unresolved Issues**

1. Vehicular access to Morrow Street
2. Type, size, and location of open space
3. Permitted and conditional uses



## Huntsman Planned Development Area

### PERMITTED AND CONDITIONAL USES

1. Except as provided in Sections 2 & 3, all permitted and conditional LI uses shall be the permitted and conditional uses on tract 160a.
2. The following additional uses are permitted on tract 160a:

Administrative services	Research assembly services
Bed and breakfast (group 1)	<del>Research testing services</del>
Bed and breakfast (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
Park and recreation services (special)	
3. The following uses are prohibited on tract 160a:

Agricultural sales and services	Kennels
Auto repair	Liquor sales
Auto sales	Monument retail sales
Auto washing	Outdoor entertainment
Campground	Recycling center
Convenience storage	Resource extraction
Drop-off recycling collection facility	Scrap and salvage
Equipment repair	Vehicle storage
Equipment sales	
4. Except as provided in sections 5 and 6, the permitted and conditional uses on tracts 160b and 160c shall be the permitted and conditional uses in the SF-6 district. All other LI uses ~~on~~ are prohibited on tracts 160b and 160c.
5. Duplex residential use is a prohibited use on Tracts 160b and 160c.
6. The following additional uses are permitted on tracts 160b and 160c:

Bed and Breakfast (Group 1)	Local utility services
Bed and breakfast (group 2)	Park and recreation services (general)
Community recreation (private)	Park and recreation services (special)
Community recreation (public)	Urban farm
Employee recreation	

## SITE DEVELOPMENT STANDARDS

7. All tracts within the PDA shall be considered a single site for all purposes under Chapter 25-2 of the code.
8. Except as provided in sections 10-12, the CS district site development standards apply to tract 160a.
9. Except as provided in sections 10 and 11, the SF-6 district site development standards shall apply to tracts 160b and 160c.
10. For a single-family residential use, the site development standards in Schedule 1, Column A shall apply.
11. For a townhouse residential or condominium residential use, the site development standards in Schedule 1, Column B shall apply.
12. The following uses shall comply with the site development standards in Schedule 1, Column C:

Congregate living	Retirement housing (small site)
Convalescent services	Retirement housing (large site)
Multifamily residential	
13. ~~Section 12 does not apply to a mixed use building that complies with the site development standards as defined in section 14.~~
14. This section ~~applies to~~ defines a mixed use building described in Sections 13 and 17.
  - a. The building contains residential units above ground floor level.
  - b. The square footage of the residential units on the ground floor is not more than 50 percent of the gross floor area of the ground floor.
  - c. The square footage of the non-residential units in the aboveground floor area is not more than 50 percent of the gross floor area of the aboveground floor area.
15. The maximum density for residential use shall be ~~20 dwelling units per acre~~ 1,472 units.

## INDUSTRIAL USES

16. Sections 17-20 apply to the following uses:

Basic Industry  
General Warehousing and Distribution  
Light Manufacturing  
~~Research Testing Services~~

17. A 200-foot setback is required between a use listed in Section 16 and
- A use listed in Section 12.
  - Any residential use, including a mixed use building as described in Section 14.
  - An MF-6 or less restrictive zoning district.

This section shall not apply to a use or zoning district in Subsections a, b, or c that is located east of Lamar Boulevard or on Tracts 147 through 149.

18. A use listed in Section 16 is a prohibited use on any portion of the site north of the centerline of Banyon Street extended westward to the southwest property line.

~~19. The maximum height for a use listed in Section 16 is 40 feet.~~

~~20. The total floor-to-area ratio for uses listed in Section 16 is .2 to 1.~~

21. The cumulative site storage area of basic industry uses for any hazardous materials defined in Chapter 14-3 of the Code may not exceed 10% of the total site area.

## OPEN SPACE

22. A minimum of 17.4 acres is required as open space. The required open space may include a Community Recreation (Private) or Community Recreation (Public Use)
23. The open space required in section 22 may be credited toward the Parkland Dedication required by Chapter 25-4, Art. 3, Div. 5 of the Code for any portion of the site.

## ADMINISTRATION

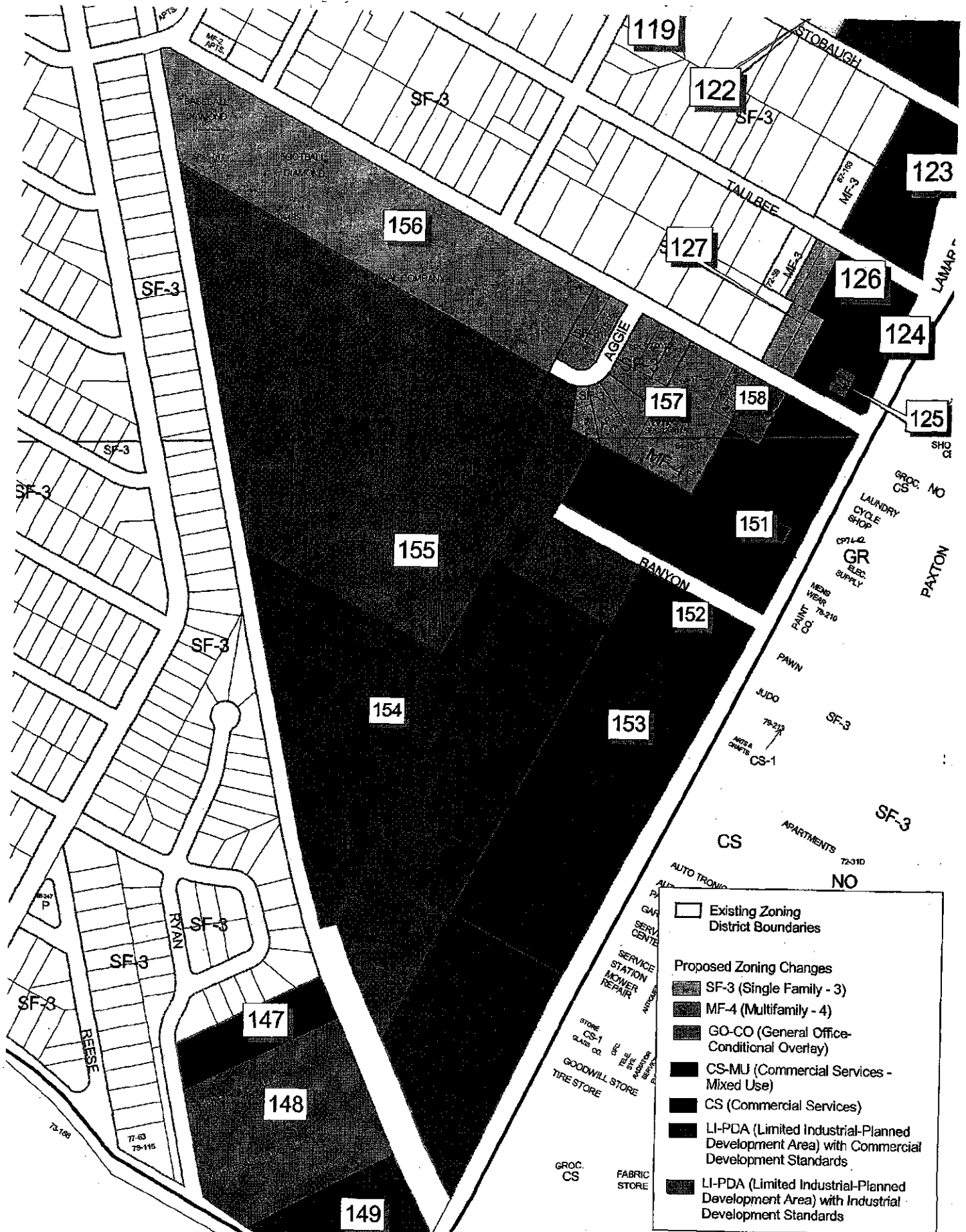
24. The Director of Neighborhood Planning and Zoning may adjust the boundaries of Tracts 160a and 160b provided the adjustment does not increase the total site area of tract 160a.
25. The Director of Neighborhood Planning and Zoning may approve the division of the PDA into 2 or more single sites if the Director determines that each single site meets all of the requirements of this ordinance.



### Schedule 1

<u>Regulation</u>	<b>COLUMN A</b> (SINGLE FAMILY RESIDENTIAL)	<b>COLUMN B</b> (Townhouse & <u>Condominium</u> )	<b>(COLUMN C)</b> ALL OTHER RESIDENTIAL USES
<i>Minimum Lot Size</i>	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%

# ORIGINAL HUNTSMAN REZONING PROPOSAL



**Walsh, Wendy**

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**From:** Smith, Karen (TTA Consultant) [KSMITH@pbsj.com]  
**Sent:** Monday, February 02, 2004 5:42 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Crestview/Wooten Neighborhood Assn Plan

To: Whom It May Concern:

I am writing in support of the Crestview/Wooten Neighborhood Association Plan, with one minor exception. Items I approve of:

- Maintaining single-family zoning where it presently exists
- Updating previous unspecific zoning designations of commercial/industrial areas to reflect current zoning designations more specific to our neighborhood areas
- For the Crestview Neighborhood Grocery area, I support refining the zoning to reflect current use
- Leaving light/commuter rail as an option, though with a recommendation for service to Crestview and noise and visual mitigation for abutting properties
- Allowing for denser residential development along minor and major arterials

Things I am against:

- Sidewalks along Pasadena (where did this come from and why aren't Pasadena owners ALL being consulted? It isn't like we've got a school at the end of the street-NO TOPASADENA SIDEWALKS).
- Adult-oriented businesses, big-box retail, or any more storage centers, even along arterials

Other notes:

- Please ensure that if Huntsman Corporation ever moves, that industrial use goes away-it is too risky having such dangerous chemicals so close to residential areas.
- Adding trees along Arroyo Seco (like was done for the Brentwood Neighborhood Association) would prevent erosion and be a neighborhood amenity.
- A trail along Arroyo Seco remains my favorite idea.
- Capital Metro should extend the Woodrow route into Wooten

Overall, City staff has been courteous, informed, and done a good job of pulling together a plan among divisive forces. I was a little less impressed with my fellow citizens and applaud City staff for having to deal with us. The Wooten folks appeared respectful of the planning process and seemed generally intelligent. My Crestview leadership and some of my more vocal Crestview neighbors did their best to impede the process and seemed hung up on previous grievances with the City. It was disheartening and I am certain that this divisive behavior contributed low attendance at the Planning meetings-I was discouraged myself. Again, I applaud City staff for pulling together a plan despite this challenge.

*Karen M. Smith*  
1514 Pasadena Drive

2/2/2004

## Whiteman, Scott

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**From:** Chip Harris [chip.harris@cpa.state.tx.us]  
**Sent:** Friday, January 30, 2004 4:09 PM  
**To:** ricardo.soliz@ci.austin.tx.us  
**Cc:** Scott. Whiteman@ci.austin.tx.us  
**Subject:** Crestview plan residential rezonings

Mr. Soliz,

This letter is to request the rezoning of certain properties in the Crestview plan going before the planning commission on Tuesday, February 10, 2004. During the planning process it was determined that the current zoning for residential properties included in the subdivisions known as Crestview Addition, Sections 9, 10, & 12 were previously zoned to allow duplexes (SF-3) even though the deed restrictions only allow one single family house (SF-2). This issue has been discussed with city staff who indicated a correction of the zoning to SF-2 would be appropriate and reasonable. We are requesting at this time that the rezoning of these properties be included in the February 10th, 2004 planning commission public hearing. If you have any questions, please feel free to contact me. Thank you for your consideration.

Chip Harris, President  
Crestview Neighborhood Association  
463-3672 (work phone)  
458-2488 (home phone)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

DON J. JACKSON

☐ I am in favor

(Estoy de acuerdo)

Address

MAILING ADDRESS 3810 MEDICAL PKWY #3  
AUSTIN, TEX 78756  
FOR 8231 BURNET ROAD  
+ FOR 8425 BURNET ROAD

☒ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

Michelle Staneff

☐ I am in favor

(Estoy de acuerdo)

Address

7807 Mullen Dr

☒ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

William G. Waggoner

☒ I am in favor

(Estoy de acuerdo)

Address

2107 KENBRIDGE DR 78757

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

LORETTA M. TURNER

☐

I am in favor

(Estoy de acuerdo)

Address

1510 PIEDMONT AVE

☒

I object

(No estoy de acuerdo)

2

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

ANNA OSTARLY

☐

I am in favor

(Estoy de acuerdo)

Address

1200 W. St. Johns Ave.

☒

I object

(No estoy de acuerdo)

Austin, T.K. 78757

2

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

ROBERT L TURNER

☐

I am in favor

(Estoy de acuerdo)

Address

1518 W. ST JOHN'S 78757

☒

I object

(No estoy de acuerdo)

Love our neighbors! Please let it be!

2

Mr. & Mrs. Robert L. Turner  
1518 W Saint Johns Ave  
Austin, TX 78757-1820

Mr. Robert L Turner

one Jamison (Fiedmont)  
has 3 to 4 cars parked  
in front of their house  
sometimes across the street.

These people who have apts in  
back have 3 to 4 cars in the  
street of in front of some  
one else's home.

These people have two or  
more families living in a  
home should have to  
provide off street  
parking.

Sincerely  
Robert L Turner

Colonial  
Williamsburg



## Whiteman, Scott

---

From: Larsen, Katie  
Sent: Tuesday, February 10, 2004 2:06 PM  
To: Whiteman, Scott  
Subject: FW:

-----Original Message-----

From: Turner, Loretta [mailto:loretta.turner@twc.state.tx.us]  
Sent: Tuesday, February 10, 2004 2:00 PM  
To: 'katie.larsen@ci.austin.tx.us'  
Subject:

my name is loretta turner and i live on piedmont avenue in the crestview neighborhood. my family has called this neighborhood home for over 50 years. the way the area is set up is a family-friendly way. it is 100% functional for all the needs of those who live there. it is unfortunate that there is some advice and feedback coming from those that do not call this area their home. growth is necessary for all cities, but it is most critically important that this growth is directed in areas that are set up or can be easily set up for these changes. i believe in the saying "IF IT AIN'T BROKE, DON'T FIX IT" and i can't see tearing up and downgrading an area that is so functionally set up when there are other areas we need to consider. if there is more traffic jammed into this little area, this could affect the safety of our school children as well as our elderly. i feel the city is rushing into something. please, let's slow down and think about what we are doing as a city and do what is right. the turn out of the folks in the crestview neighborhood show the loyalty we have for our neighborhood and the need for protecting it as well. sure there are issues concerning growth in our city and we will support growth, but sensibly and where it can be accomodated much more easily than in our small community.  
thank-you,  
loretta turner



### PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print) Bradley Smyth

Address 1910 W. St. Johns Ave

- ☒ I am in favor  
(Estoy de acuerdo)  
☐ I object  
(No estoy de acuerdo)

2

### PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print) Jesse L. McCrady

Address 2205 PASADENA DR  
AUSTIN TX 78757-2232

- ☒ I am in favor  
(Estoy de acuerdo)  
☐ I object  
(No estoy de acuerdo)

2

### PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print) Julie Pastor

Address 1511 Madison Ave Austin, TX 78757

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

2

# PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

Lillie Wolf

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

Address

4001 Ave. B

After years as a commercial lot you are taking away a big part of the value of my 820 Morrow property. The lot behind gets a big part of the value. This isn't fair. If they turn the property across the st. into low cost housing it will kill this whole area. Commercial's will be the only profitable use left!

## PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

SANDY Mc DANIEL

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

Address

7520 GROVER, Austin, TX 78757

So when it may concern,

I realize that the Planning and Zoning Commission is going to hear my neighbor's objection of their new business and live in this community. However, I want it stated for the record that I am opposed to any rezoning of my community.

Sandy McDaniel

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

KATHLEEN ORILLION

☐

I am in favor

(Estoy de acuerdo)

Address

1200 PIEDMONT AVE AUSTIN

☒

I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

Nathan Griffith

☐

I am in favor

(Estoy de acuerdo)

Address

7703 Woodrow Ave

☒

I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print)

ROSALIE PAULINSON

☐

I am in favor

(Estoy de acuerdo)

Address

1203 ST. BAUGH, AUSTIN, TX, 78757

☒

I object

(No estoy de acuerdo)

I would like to vote for the recommendations  
of our esteemed Neighborhood Association.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print) Gordon Dickey

Address 7803 Lazy Ln.

Resident here since 1958

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object STRONGLY  
(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

*I keep telling you how I feel - you keep sending packet of information - My opinion will not change - It's a moot point anyway - You're going to do whatever is going to put the most money in your pockets regardless of the neighborhood opinion - Enough already!!!*

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0004/WW

Planning Commission Hearing Date: February 10, 2004

Name (please print) ALLEN FUNDERBURG

Address 1709 AGGIE LANE

78757

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

## Whiteman, Scott

---

**From:** Clemons, Gladys  
**Sent:** Thursday, February 12, 2004 11:52 AM  
**To:** Whiteman, Scott  
**Cc:** Soliz, Ricardo  
**Subject:** FW: npzd - Crestview Neighborhood plan

Gladys Clemons  
Neighborhood Planning and Zoning Department  
974-6323  
974-2269 Fax  
gladys.clemons@c.i.austin.tx.us

-----Original Message-----

**From:** clivebay@hotmail.com [mailto:clivebay@hotmail.com]  
**Sent:** Tuesday, February 10, 2004 4:44 PM  
**To:** npzd@ci.austin.tx.us  
**Subject:** npzd - Crestview Neighborhood plan

Date/Time Submitted: Tuesday, 2/10/04, 1643 hours

From: Beth Dodd

E-mail address: clivebay@hotmail.com

Subject: Crestview Neighborhood plan

Comments:

Like many in our neighborhood (elderly, disabled, people with young families, those out of town, the ill, etc.) I am unable to attend tonight's meeting. However, this does not mean that I do not care about the future of my neighborhood. Please record that I support the results of the Crestview Neighborhood Association survey with regards to density and conditional overlays. This survey had a high response rate- this is the voice of our neighborhood. Hopefully the city will allow for additional time to respond to (hear our voice) our preferences. Thank you, Beth Dodd 1712 W. St. Johns

February 10, 2004



**Lopez-Phelps**  
& Associates, LLC

Planning Commission  
City of Austin.

RE: Preliminary Letter of Agreement  
Tract 123  
7700-7720 N. Lamar Blvd., and 822 Taulbee Lane  
Continental Auto

Dear Commissioners:


We ask that two items are allowed uses included as follows, Vehicle Storage and Limited Warehouse/distribution. We have discussed this with the neighborhood and agreed to the following for their support of this request.

The items listed below were discussed with the intent to provide solutions to meet as many concerns as possible and that are feasible. The following were items discussed:

- Agreement to research off site parking for employees, if available, on surrounding properties. This may require off-site parking agreements, and/or purchase of other properties with proper zoning, or other options;
- Replace existing fencing along Condo Subdivision, with a solid fence, using materials to be determined, and to be discussed with neighborhood group. Costs will be discussed with the Condo Subdivision, to determine if expenses will be shared, per the neighborhoods' offer.
- Client will research sound proofing materials available and used for this type of facility, with the attempt to minimize the noise from the facility;
- For security reasons, all security wiring must stay in place, however, the landscaping as noted below, could provide a visual buffer for the Condo Subdivision;
- Landscape plans will be provided to plant vines and trees on the property side of the Condo Subdivision, which will also be owned and maintained by them. An irrigation system will be researched to confirm requirements, existing conditions and costs, which will be discussed with the neighborhood. The landscaping, once established, can provide a visual buffer for the Condo Subdivision.

The items listed above have been agreed upon by the client, and will need to be discussed in more detail with the neighborhood representatives. The detailed agreement will be finalized in the form of a formal agreement, to be adopted prior to City Council adoption of the Neighborhood Plan.

Sincerely,

  
Amelia Lopez-Phelps  
Lopez-Phelps & Associates, LLC  
M 512-809-8790 / O 512-236-8707

TRACT 123

P E T I T I O N

FOR: 6900 NORTH LAMAR and  
808 JUSTIN LANE  
or  
818

Date: 1-13-04  
File Number: C14-04-0004

Address of  
Rezoning Request: 818  
Corner Justin  
Lane - N. Lamar  
6900

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LT.

(STATE REASONS FOR YOUR PROTEST)

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

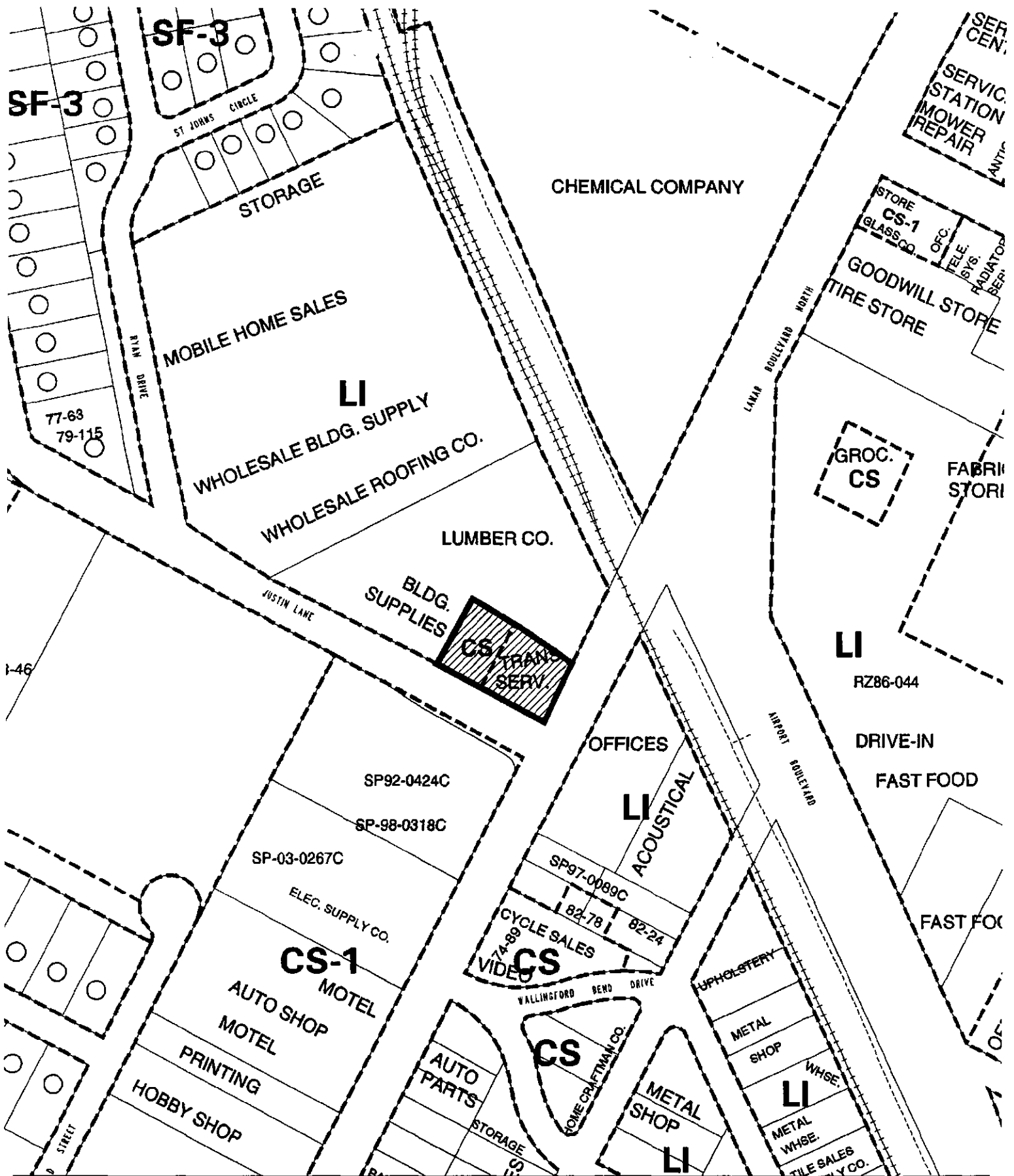
Address

I strongly protest the changing of zoning of my property. This should be 'grandfathered' as it has been so zoned for nearly 100 years. It does not seem fair to change zoning. I am one of the last surviving members of the Richcreek-Eichelberger families.

Date: 1-13-04

MARGIE  
MARGIE DAUGHERTY  
Contact Name: Margie Daugherty  
Phone Number: 474 2126

MAIL ADDRESS:  
DAUGHERTY ENTERPRISES  
3211 TARRYNOW DRIVE  
AUSTIN, TX 78703



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



## PETITIONS

CASE #: C14-04-0004

ADDRESS: CRESTVIEW/WOOTEN

COMBINED NEIGHBORHOOD PLAN AREA

SUBJECT AREA (acres): 1277.280

DATE: 04-01

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

J28-30 K28-3

1

1" = 200'



## PETITION

Case Number:

**C14-04-0004**

Date:

Jan. 21, 2004

Total Area within 200' of subject tract: (sq. ft.)

22,559.00

1	02-3109-0302	DAUGHERTY MARJORIE E	22,559.00	100.00%
2	02-3109-0303	DAUGHERTY MARJORIE E		0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

22,559.00

Total %

100.00%

C14-04-0004.002

C14-04-0004A

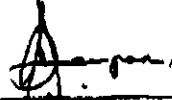
February 27, 2004

Ms. Alice Glasco  
Neighborhood Planning and Zoning Dept.  
P.O. Box 1088  
Austin, Texas 78767

Dear Ms. Glasco:

I am the owner of property locally known as Crestview Shopping Center, which is included in the Crestview/Wooten Combined Neighborhood Plan. I respectfully protest the proposed rezoning of my property. 7100 - 7200 Woodrow Ave.

Sincerely,

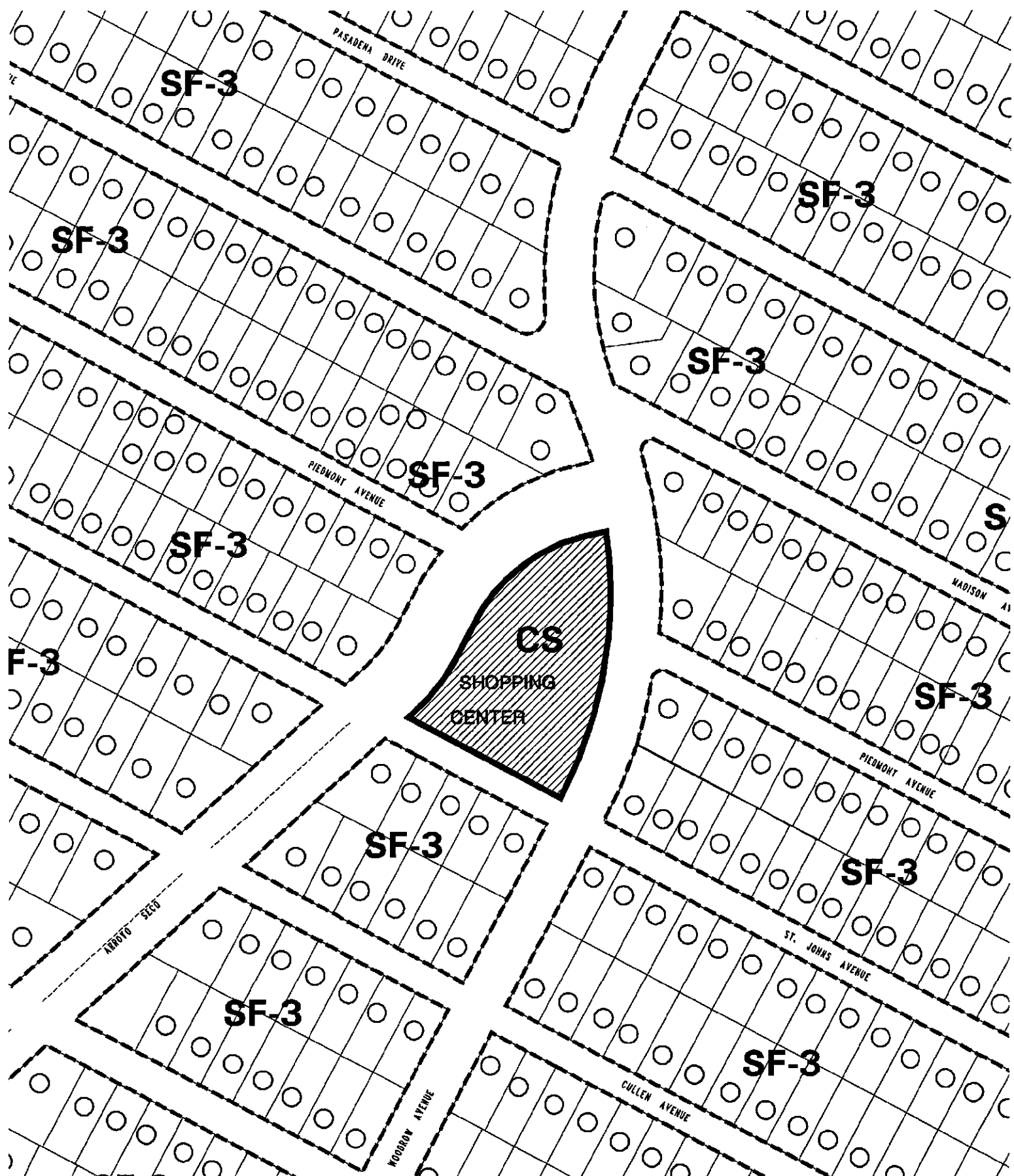





J. D. Harper  
512 452-9535  
Fax 512 452-9583

Please note: Our center has had cs zoning since being built in 1952  
We respectfully protest any rezoning of this property.

02-3407-0401

1223



 <b>SUBJECT TRACT</b> <b>PENDING CASE</b> <b>ZONING BOUNDARY</b> <b>CASE MGR: W. WALSH</b>	<div> <div>  </div> <div>  </div> </div> <div> <b>PETITIONS</b>  <b>CASE #: C14-04-0004.002</b>  <b>ADDRESS: 7100-7200 WOODROW AVE</b>  <b>SUBJECT AREA (acres): 1277.280</b> </div> <div> <b>DATE: 04-03</b>  <b>INTLS: SM</b> </div>	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> <b>J28-30 K28-3</b> <b>1</b>
--	--	--

## PETITION

Case Number:

**C14-04-0004.002**

Date:

Mar. 3, 2004

Total Area within 200' of subject tract: (sq. ft.)

82,131.71

		CRESTVIEW CENTER		
1	<u>02-3407-0401</u>	<u>ASSOCIATES</u>	<u>82,131.71</u>	<u>100.00%</u>
2				<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

Stacy Meeks

Total Area of Petitioner:

82,131.71

Total %

100.00%

C14-04-0004.001

March 4, 2004

Mayor Will Wynn and Austin City Council  
124 W. 8th St., #103  
Austin, TX 78767

**Re: Valid Petition for 8990 Research Blvd. Proposed Rezoning**

Dear Mayor Wynn and Austin City Council:

Regarding the City of Austin's proposed rezoning recommendation for the above property from LI to CS-NP, I do hereby protest any change of the Land Development Code which would zone the property to any classification more restrictive than LI-CO-NP. The Conditional Overlay should allow the following uses:

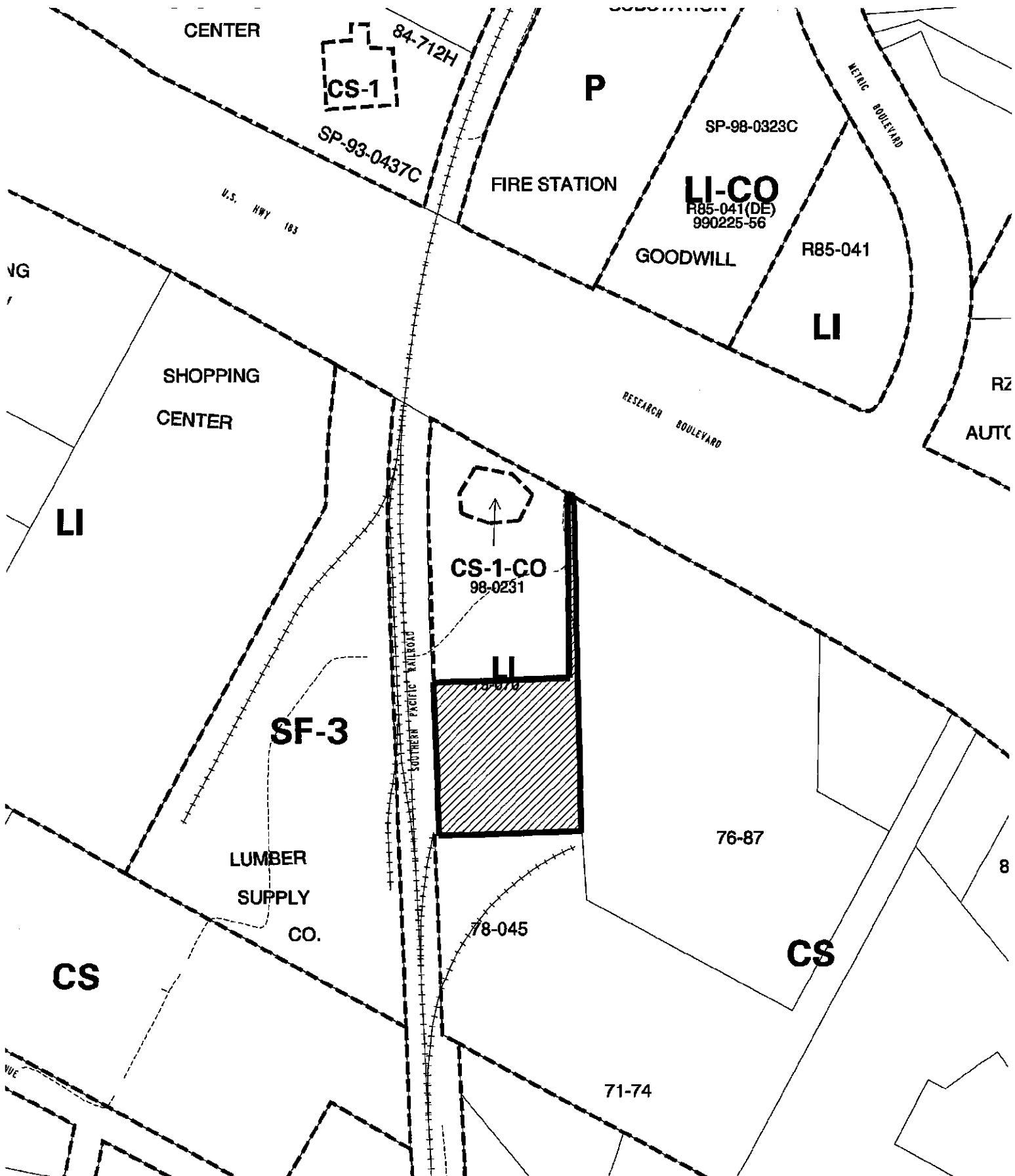
Light Manufacturing  
Recycling Center  
All CS uses  
All other LI land uses would be prohibited.





The property consists of 1.598 acres located south of Research Boulevard and bordered by the Southern Pacific Railroad corridor to the west, industrial buildings to the north and east, and a warehouse to the south. Improvements on the property consist of a 24,672 square foot warehouse with "dock high" (4 feet elevated) loading docks. Although we currently use the building as a grocery warehouse, which is a permitted use under CS zoning, we are beginning construction of a new grocery warehouse on North Lamar Boulevard, and will need to find an applicable tenant or buyer for this property. We are agreeing to eliminate dangerous or unsightly uses such as Basic Industry and General Warehousing & Distribution, for the benefit of the residential neighborhood located more than 400 feet to the south. However, because we are on a rail corridor, have frontage on U.S. Hwy. 183, and are surrounded completely by other warehouses, we feel that Light Manufacturing or a Recycling Center transfer site are appropriate land uses.

Sincerely,



Tom Lee  
My Thanh Oriental Market  
7601 N. Lamar Blvd., Ste. D  
Austin, TX



 <p>1" = 200'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: W. WALSH</p>	<p><b>PETITIONS</b></p> <p><b>CASE #:</b> C14-04-0004.002</p> <p><b>ADDRESS:</b> 8990 RESEARCH BLVD</p> <p><b>SUBJECT AREA (acres):</b> 1277.280</p> <p><b>DATE:</b> 04-03</p> <p><b>INTLS:</b> SM</p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p>K30</p>
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## PETITION

Case Number: **C14-04-0004.001** Date: Mar. 12, 2004

Total Area within 200' of subject tract: (sq. ft.) 61,871.11

1	02-4208-0604	MY THANH ORIENTAL	61,871.11	100.00%
2		MARKET INC		0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%
28				0.00%

Validated By:

Stacy Meeks

Total Area of Petitioner:

61,871.11

Total %

100.00%

# MEETING SUMMARY

DRAFT- PENDING PC APPROVAL

## CITY PLANNING COMMISSION

February 10, 2004  
One Texas Center  
505 Barton Springs Road  
Conference Room 325

CALL TO ORDER – 6:00 P.M. **COMMENCE 6:11PM; ADJOURN 9:40PM**

\_\_\_\_ Maggie Armstrong, Secretary

\_\_\_\_ Cynthia Medlin, Asst. Secretary

\_\_\_\_ Matthew Moore

**ABSENT** Lydia Ortiz, Chair

\_\_\_\_ Chris Riley, Vice Chair

\_\_\_\_ Niyanta Spelman

\_\_\_\_ Dave Sullivan, Parliamentarian

### A. REGULAR AGENDA

#### EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

#### CITIZEN COMMUNICATION:

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

**Denise Zuniga** expressed her concern about the plan in the Crestview/Wooten Neighborhood Plan to remove the Northwest Optimist ballpark. On the other side of the property is a hazardous waste site that is too expensive to clean. Help protect the ballpark and the youth.

#### APPROVAL OF MINUTES

2. Approval of minutes from January 27, 2004.

**MOTION: APPROVE BY CONSENT.**

**VOTE: 6-0 (NS-1<sup>ST</sup>, MA-2<sup>ND</sup>; LO-ABSENT)**

#### DISCUSSION AND ACTION



**5. Neighborhood Plan: Crestview/Wooten Combined Neighborhood Plan**

Location: Research Boulevard on the north, Lamar Boulevard on the east, Justin Lane on the south, Burnet Road on the west, Shoal Creek; Waller Creek; Little Walnut Creek Watershed, Crestview & Wooten NPA

Owner/Applicant: City of Austin-NPZD

Agent: City of Austin-NPZD

Request: Conduct a public hearing to consider adopting the Crestview/Wooten Combined Neighborhood Plan, encompassing the Crestview and Wooten planning areas.

Staff Rec.: **Recommended**

Staff: Scott Whiteman, 974-2865, [scott.whiteman@ci.austin.tx.us](mailto:scott.whiteman@ci.austin.tx.us)  
Kathleen Welder, 975-2856, [kathleen.welder@ci.austin.tx.us](mailto:kathleen.welder@ci.austin.tx.us)  
Neighborhood Planning and Zoning Department

***MOTION: APPROVAL OF NEIGHBORHOOD PLAN, AS RECOMMENDED BY STAFF.  
VOTE: 6-0 (DS-1<sup>st</sup>, NS-2<sup>nd</sup>; LO-ABSENT)***

Commissioner Riley clarified that the "Recommendation for Modifications to Draft Plan" is not part of the motion.

Commissioner Spelman respects the ideas on that sheet, and would like to see staff recommending it before it goes to Council.

**SEE ITEM #6 FOR PUBLIC HEARING AND DISCUSSION**

- 6. zoning: C14-04-0004 - Crestview/Wooten Combined Neighborhood Plan**  
**Rezoning**  
Location: Research Boulevard on the north, Lamar Boulevard on the east, Justin Lane on the south, Burnet Road on the west, Shoal Creek; Waller Creek; Little Walnut Creek Watershed, Crestview & Wooten NPA  
Owner/Applicant: City of Austin-NPZD

**Request:**

The proposed zoning change will create two Neighborhood Plan Combining Districts (NPCD) covering the entire area. Under the proposed Wooten NPCD, "Small Lot Amnesty," "Front Porch Setback" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area and the Cottage, Secondary Apartment, and Urban Home special uses are proposed for the Fireside Loop subdistrict which includes all lots adjoining Fireside Drive, Hearthside Drive, Hearthstone Drive, and Putnam Drive north of Joy Lane. The Neighborhood Mixed Use Building special use is proposed for Tracts 4-6, 8, 9, 13-17, 20-22, 24-40, and 42-51, and the Neighborhood Urban Center special use is proposed for Tracts 1-3, 6, and 16. Under the proposed Crestview NPCD, "Small Lot Amnesty," "Front Porch Setback," "Garage Placement Restrictions" and "Impervious Cover and Parking Placement Restrictions" are proposed for the entire area. The Residential Infill special use is proposed for Tract 160a, the Neighborhood Mixed Use Building special use is proposed for Tracts 101a, 105-111, 113-117, 119-126, 130b, 137-139, 145, 147, 149-151 and 160a, and the Neighborhood Urban Center special use is proposed for Tracts 101, 102, 152-154 and 160a-160d. The proposed zoning change will also change the base district on 157 tracts of land FROM: SF-3 (Family Residence District); I-SF-3 (Interim-Family Residence District); MF-2 (Multi-Family Residence Low Density District); MF-3 (Multi-Family Residence Medium Density District); MF-4 (Multi-Family Residence - Moderate-High Density District); LO (Limited Office District); LO-CO (Limited Office - Conditional Overlay Combining District); LR (Neighborhood Commercial District); GR (Community Commercial District); GR-CO (Community Commercial-Conditional Overlay Combining District); GR-MU (Community Commercial-Mixed Use Combining District); CS (General Commercial Services District); CS-CO (General Commercial Services-Conditional Overlay Combining District); CS-1 (Commercial Liquor Sales District); CS-1-CO (Commercial Liquor Sales - Conditional Overlay Combining District); LI (Limited Industrial Services District) TO: SF-3-NP (Family Residence-Neighborhood Plan Combining District); MF-2-NP (Multi-Family Residence Low Density-Neighborhood Plan Combining District); MF-3-NP (Multi-Family Residence Medium Density-Neighborhood Plan Combining District); MF-4-NP (Multi-Family Residence Moderate-High Density -Neighborhood Plan Combining District); LO-NP (Limited Office-Neighborhood Plan Combining District); LO-MU-NP (Limited Office-Mixed Use-Neighborhood Plan Combining District); LO-CO-NP (Limited Office-Conditional Overlay-Neighborhood Plan Combining District); LO-MU-CO-NP (Limited Office-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District); GO-CO-NP (General Office-Conditional Overlay-Neighborhood Plan Combining District); LR-MU-CO-NP (Neighborhood Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District); GR-NP (Community Commercial-Neighborhood Plan Combining District); GR-CO-NP (Community Commercial-Conditional Overlay-Neighborhood Plan Combining District); GR-MU-NP (Community Commercial-Mixed Use-Neighborhood Plan Combining District); GR-MU-CO-NP (Community Commercial-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District); CS-NP (General Commercial Services-Neighborhood Plan Combining District); CS-CO-NP (General Commercial Services-Conditional Overlay-Neighborhood Plan Combining District); CS-MU-NP (General Commercial Services-Mixed Use-Neighborhood Plan Combining District); CS-MU-CO-NP (General Commercial Services-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District); CS-1-NP (Commercial Liquor Sales-Neighborhood Plan Combining District); CS-1-CO-NP (Commercial Liquor Sales-Conditional Overlay-Neighborhood Plan Combining District); CS-1-MU-NP (Commercial Liquor Sales-Mixed Use-Neighborhood Plan Combining District); CS-1-MU-CO-NP (Commercial Liquor Sales-Mixed Use-Conditional Overlay-Neighborhood Plan Combining District); LI-PDA-NP (Limited Industrial Services-Planned Development Area-Neighborhood Plan Combining District); P-NP (Public-Neighborhood Plan Combining District).

Staff Rec.: **Recommended**  
Staff: Scott Whiteman, 974-2865, scott.whiteman@ci.austin.tx.us  
Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

## STAFF PRESENTATION

Kathleen Welder presented the neighborhood plan and Scott Whiteman presented the proposed rezonings.

## PUBLIC HEARING

### CRESTVIEW

**Chip Harris**, the president of the Crestview Neighborhood Association, would like to thank staff for extending planning time. The extended time was productive. Mr. Harris said the neighborhood association sent a survey, and 25% responded. The general message received from the respondents was that the neighborhood residents did not want increased residential density and that at least 30 acres of parkland should be dedicated on the Huntsman tract. The neighborhood is still reviewing the Huntsman tract proposal, but do have some concerns. Sections 9, 10 and 12 have deed restrictions that prohibit duplexes, so would like the Planning Commission to direct staff to rezone properties to be consistent with the deed restrictions. Mr. Harris explained the neighborhood association's opinion on several rezoning cases (referred to letter on dais).

Commissioner Spelman asked Mr. Harris about the average lot sizes in the sections requesting SF-2 zoning. Mr. Harris said they are around 7,000 square feet, and have deed restrictions that specifically state only single-family is permitted.

**Dana Lockler**, resident of Crestview since 1978, criticized the wording of the questions on the survey prepared by city staff. He said he would have liked a fixed schedule and agendas at the beginning of the process. Land use and quality of life are inseparable.

**Nancy Harris**, and two other residents, **Mike Keenaw**, **Nanci Felice**, read from some of the survey responses: "Crestview is a unique, eclectic neighborhood. Preserve the feeling. We are a great, lovely neighborhood. Don't mess with our neighborhood, preserve. Don't want crowded wall-to-wall city. The rezoning is to increase valuations to tax small businesses out of the area. Do not want planners to ruin neighborhood by stuffing it with more people. Used car dealers are out of control in our neighborhood. More apartments cause more noise and more crime. There are plenty of shops in the area. More apartments would cause the neighborhood to deteriorate. Do not want extra housing on existing lots. Would like to keep it quiet, keep it safe for children. I am opposed to more apartment buildings." In conclusion, the Crestview residents are proud of their community. Many have lived in the neighborhood for more than 40 years.

**Pam Mathison**, who has lived in the neighborhood for 19 years, explained that she would like to acknowledge city staff for listening and their hard work. She discussed the Huntsman tract, and stated that the neighborhood requests that the most intense development occur within 300 feet of Lamar Blvd. That in order to be consistent with other neighborhood plans, existing uses on the

Huntsman tract that are not industrial, be down-zoned. Also requested that no access be allowed to Morrow Street, except for emergency vehicles and single-family residences. Adopt the staff's revised land use plan, adopt the additional recommendations for the Huntsman tract and the revised conditional overlays. Adoption of these recommendations will help the neighborhood achieve its goals.

#### WOOTEN

**Mike Boyle**, president of the Wooten neighborhood association. Wooten is different than Crestview culturally. Wooten encourages individuals to express themselves, above the collective group. One property owner expressed concerns about parking reductions and the impact on their neighborhood.

Commissioner Medlin asked Mr. Boyle to clarify the mixed-use building concern. Mr. Boyle said that the concern was brought forward by a commercial building owner. She was concerned that the reduced parking permitted under the Neighborhood Mixed-Use Building might result in spillover parking onto her site.

**Don Jackson**, just asked a clarification question about the zoning on his property, and Mr. Whiteman responded to Mr. Jackson's satisfaction.

**John Joseph, Jr.**, with the law firm of Minter, Joseph and Thornhill, represents a property owner with LI zoning. Unlike the Govalle neighborhood plan, this piece of property has been operated as an automotive dealership for years. Though the existing use is permitted in CS, the automotive industry is changing, such as switching to electric and hydrogen fuel, and the use may need LI zoning to allow for future uses. The client has signed a petition against the rezoning. The property owner does not want a conditional overlay for the LI zoning. In response to Commissioner Riley's question about ruling out uses, Mr. Joseph said that they would prohibit adult-oriented businesses.

**Steve Roger** said he supports the plan. He noted that the neighborhood he lives in gets narrow as it goes north, and the residents start to get close to commercial properties.

**Greg Strmiska**, on behalf of the Huntsman Corporation, said that Huntsman has been on the property for the past 10 years. They have developed a strong relationship with the Northwest Optimist Club. They have reduced the operations on the site to research and development, and the property has agreed to a 10% limit on basic industry. With regard to the traffic, would like to defer the decision on access to the site plan stage, as staff has requested. Huntsman has voluntarily offered to preserve the 17 acres where soccer fields are located. That property provides open space and a buffer between the industrial and the residential.

Commissioner Sullivan asked what the nature of the legal agreement between the optimist club and Huntsman. Mr. Strmiska said there is a year-to-year lease agreement. The existing zoning on the property is LI. Mr. Strmiska said that LI does not have conditions or restrictions. Commissioner Sullivan clarified that it is goodwill to maintain that area as green space and ballfields.

Commissioner Riley asked about the goal of reducing light and amplified noise from the ball park operated by the northwest optimist club. Mr. Strmiska said they would work on addressing those issues.

**Gladys Gresser**, a resident for 56 years, said Hunstman has been a good neighbor, and has been on their Community Advisory Group. The Huntsman employees volunteer in the schools. Huntsman had been notified of the planning process rather late, but they made up for lost time. The neighborhood met with them in December, and have made lots of progress, however the neighborhood disagrees with the idea of planning for the site even though Hunstman does not have immediate plans to move. She thinks it has been a good process.

**Clayton Copeland**, chief umpire at Northwest Optimist Club, shared that he has seen many 5-6 year olds having a good time playing sports. He pointed out the benefits and intangibles of having the playing field.

**Jim Brown**, member of the Board of Directors of the Northwest Optimist Club, presented the history of the club. The club represents more than 50 years of service. There are 11 optimist clubs in Austin. The optimist club awards scholarships. In 1953, Burnet Road was a gravel road. Lamar was the main route through town. The chemical plant was there in 1953. Further south was residential and the UT tower. Polaris and Burnet was the location of the first football field. The Optimist club created baseball fields on Huntsman property in 1954. The optimist club has 700-800 kids.

**Olga Henson**, also a member of the Optimist Club, an all-volunteer organization. She explained the costs of maintaining the sports fields. Registrations, concession stands, fundraisers provide funds.

**Tom Tarvin** is a 17-year coach at the Huntsman Sports Complex. Only four of 58 city parks offer shared use baseball fields. So, Huntsman owns 25% of the baseball fields in northwest Austin (starting from Cesar Chavez).

Commissioner Riley says the PDA shows preservation of 17 acres for open space. Mr. Tarvin said that the 17 acre property is exactly the area of the sports fields.

**Dorman McGinty**, with the park since 1972 as a coach. Said it is all about the kids.

**Jim Wittliff**, represents the owner at 8990 Research Blvd, portion of Tract 3. The neighborhood plan calls for a rezoning to CS-NP. The property is bordered by a warehouse on two sides, railroad, and a shopping center, with a warehouse. The current use on the subject property is a CS use, but has industrial zoning. The owner would like to keep the industrial zoning, and is willing to exclude basic industry, resource extraction, and other uses if appropriate. Mr. Wittliff asked the Commissioners to maintain industrial zoning on the site.

**Eddie Gary**, recently became part of process. He lives and owns rental property on Morrow Street. The Huntsman and optimist club have been very good neighbors. He said the survey by the City, and by the neighborhood association, had leading questions. He understands Austin will

not stay like it was in the 1980s. The real people impacted by the Huntsman Corporation have not really been involved with the process.

**Stacy Harding**, owner of Tract 112 on Northwest Drive and Bravado, said there is a preschool there, and there is a lot of traffic, there is no outlet. But putting multi-use on the property, which seems like anything can be put on it, is not needed. He left Austin 28 years ago, and recently became a City employee. He wants to make existing neighborhoods better. He agrees that the optimist club should be maintained.

Mr. Whiteman said that the zoning would be LR, but limited to site development regulations compatible with single-family zoning, and with MU, to allow for residential uses.

**Amelia Lopez-Phelps**, speaking on behalf of property owner of 7700-7720 North Lamar, Continental Auto, has a site plan approved in 2001. They are concerned about the prohibition of the uses of vehicle storage and limited warehouse and distribution. In the event that the body shop is relocated, the owner would like to continue to store the vehicles on that site. One of the conditional overlays requires a 50-foot setback. They just want to comply with compatibility standards. They have met with the neighborhood and so have a letter from them showing improvements that the owners are willing to provide, and will provide a restrictive covenant before final Council action.

**Sylvia Herrera** requested that her property be rezoned to multi-family. For Crestview, she is against the front porch setback and the garage placement. She thinks the 15 feet setback is just too little. The garage placement restriction requires garages to be flush with the front façade, and does not allow for minor variations. It is not clear if the front porch would be considered the façade. It should be clarified in the ordinance. She recalls that the Huntsman Corporation went to the Board of Adjustment requesting a buffer between its plant and the residential.

Commissioner Armstrong requested clarification of garage placement issue, specifically does the actual front wall of the house have to be aligned with the garage. Mr. Whiteman said that the ordinance is not very clear, but the front porch is required to be the front setback line. In the case that the porch extends into the front setback, the garage would have to comply with the front building setback, so the garage could not be aligned with the porch.

**Dave Considine**, lives in the Crestview neighborhood, requested the Planning Commission recognize that the neighborhood contributes to commerce and industry already, and would like to keep it at the current level and not increased. The Crestview Neighborhood Association survey took a lot of time and energy.

**Nikelle Meade**, represents a commercial property owner of Tract 106, spoke in favor of staff recommendation. The problem with the neighborhood association survey is that it is unknown who received the survey. They have not seen the distribution list. The property owners that she represents did not receive the survey. Though not perfect, support the staff process, not the neighborhood association survey process.

**Paul Foreman** supports the Huntsman's proposal to preserve the 17 acres as open space, but he is concerned about the 10% allowance for the basic industry. They have been a good neighbor, but

if they do move, it is a fine development area, and there could be a severe impact. He's seen Burnet Road develop since 1956. He is depending on the Commission to protect the neighborhoods, to limit high-rise intense developments. He supports slow, steady growth.

**Gray Richardson**, a homeowner in the Crestview neighborhood, is vice-president of youth services for Northwest Optimist Club. The optimist club placates concerns of neighborhoods. They planted shrubs and water fields to reduce the dust. The PA system has been disconnected to reduce amplified noise. They do have lights at night, and they turn off these lights at 10:30pm, just like other city parks. They have tried to do everything to be good neighbors.

**DID NOT SPEAK**

Jim Bennett

Richard Bennett

Jeff Lafitte

Mike Meroney

Joyce Ghosh

Walterene Peters

Terry Bray

Lourdes Jones

John Mendez

Ignacio Nash Gonzalez

Tim Ramirez

BC Knowlton

Margie Daugherty

Virginia Rose

Kathleen Orillion

Felicia Morrison

**MOTION: CLOSE PUBLIC HEARING**

**VOTE: 5-0 (DS-1<sup>st</sup>, CM-2<sup>nd</sup>; NS- OFF DAIS, LO-ABSENT)**

**Discussion**

Commissioner Sullivan said that the plan specifically calls for preservation of the sports fields on the Huntsman properties. Currently, there is no long-term legal agreement to preserve the sports fields, but the plan will be the only document that states preservation.

In response to Commissioner Medlin's question, Mr. Whiteman said that the PDA does not guarantee that the baseball fields will remain, but will remain open space.

Commissioner Sullivan asked if there were other neighborhood plans where the neighborhood association offered recommendations different from the staff. Mr. Soliz said that there have been other plans, such as Holly and Govalle, and in some cases the staff recommendation reflects consensus, but in others, does not. Commissioner Medlin said that the conditional overlay was developed after the survey, and the association's survey only went to residential owners, not the non-residential owners.



Commissioner Riley asked Mr. Harris about Tract 123. Mr. Harris said that the neighborhood would try to reach an agreement to make it acceptable to remove the two uses from the proposed prohibited use list from the conditional overlay.

Commissioner Spelman asked for clarification about the differences between the neighborhood association's and Huntsman's proposals. Mr. Harris said he was not prepared to answer the question because he had not had time to review the Huntsman proposal, and said he would like more time to review the proposal.

Mr. Whiteman, in response to Commissioner Spelman's question, said the City would be concerned about rezoning the single-family properties to SF-2 because that would be an enforcement of a private deed restriction. He clarified that the property owners could build a second unit, and it would be up to the neighborhood to enforce the private deed restriction.

David Lloyd, with the City Attorney's office, clarified that the City does not enforce private deed restrictions. The document that Mr. Harris referred to is not an affidavit, it is more of a statement that the City is not checking the private deed restrictions. If the property is rezoned, it would be characterized as a rezoning, and that it would be reviewed for whether the rezoning is consistent or inconsistent.

Commissioner Riley asked Mr. Boyle about the property owner with the automotive shop that wants to keep the LI zoning. Mr. Boyle said that is difficult for him to respond to. The residents will be willing to listen to the property owner's request before the Council hearing.

Commissioner Moore presented a slide show showing the changes in development in Austin between 1955 and 2000.

**MOTION: APPROVAL OF NEIGHBORHOOD PLAN, AS RECOMMENDED BY STAFF.  
VOTE: 6-0 (DS-1<sup>st</sup>, NS-2<sup>nd</sup>; LO-ABSENT)**

Commissioner Riley clarified that the "Recommendation for Modifications to Draft Plan" is not part of the motion.

Commissioner Spelman respects the ideas on that sheet, and would like to see staff recommending it before it goes to Council.

**MOTION: APPROVE STAFF RECOMMENDATION, WITH REQUEST THAT THERE BE FURTHER DISCUSSION BETWEEN THE NEIGHBORHOOD AND PROPERTY OWNERS FOR PROPERTIES WITH DISPUTES. (Motion did not include consideration of SF-2 down-zoning.)  
VOTE: 6-0 (DS-1<sup>st</sup>, NS-2<sup>nd</sup>; LO-ABSENT)**

Commissioner Spelman said on tract 3, that the current use is CS, and does not see how an LI use could be put on the small, sliver of a tract. She supports staff recommendation on Watson and Tract 106. On Tract 123, the staff, property owners and neighborhood will work on an agreement before Council. For the properties that want SF-2 zoning, considering Mr. Moore's presentation, she supports more density in the core.

Commissioner Medlin said she would like to see some discussion of the conditional overlay. Her problem with it is that the overlays that apply to the Crestview area have not been addressed with the individual property owners, and would like to see discussion with those property owners. In regards to the SF-2 rezoning issue, this is the only opportunity for the residents to get a zoning change without having to pay the zoning fees.

Commissioner Spelman said that it would be better for staff to get information from the neighborhoods, and to consider the SF-2 issue separately.

Commissioner Armstrong thanked the Huntsman Corporation for working with the neighborhood.

Commissioner Riley said he will support the motion. He said the requests for tracts 3 and 12 are reasonable. In both cases, the property owners are willing to discuss limitations. He would like to include in the motion that they would like to see discussion between neighborhood and property owner on those tracts. He also would like to see the SF-2 rezoning be reviewed.

Commissioner Sullivan replied that he would be okay with the LI-CO zoning for tracts 3 and 12, but not the SF-2.

Commissioner Sullivan clarified the motion: Staff recommendation, but for tract 12 and making limited warehousing and vehicle storage permitted for tracts 123, and subject to further discussion of disagreements between neighborhood and property owners.

Commissioner Moore said he will support the motion to support the process, but does not think it is the right plan.

- 7. Resubdivision: C8-03-0170.0A - Resubdivision of Lot 10, Block 3, Outlot 34**  
Location: 1207 Alamo Street, Boggy Creek Watershed, Chestnut NPA  
Owner/Applicant: Richard Glasco and Gene Mays  
Agent: Rivera Engineering (Mike Rivera)  
Request: Approval of a resubdivision final plat. Applicant is requesting a variance to Section 25-6-351, which requires the installation of sidewalks in a subdivision. This variance is for Alamo Street.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 974-3425, joe.arriaga@ci.austin.tx.us  
Watershed Protection and Development Review

***MOTION: APPROVE BY CONSENT.***

***VOTE: 6-0 (NS-1<sup>ST</sup>, MA-2<sup>ND</sup>; LO-ABSENT)***

**8. Subdivision Final C8-04-0006.0A - Multek Subdivision without Preliminary:**

Location: 3300 W. Braker Lane, Shoal Creek / Walnut Creek Watershed, North Burnet NPA  
 Owner/Applicant: MultiLayer Tek, L.P. (Eric Rebich)  
 Agent: Bury & Partner, Inc. (Danielle Simmers)  
 Request: Approval of the Multek Subdivision Preliminary composed of 23 lots on 70.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us  
 Watershed Protection and Development Review

***MOTION: APPROVE BY CONSENT.***

***VOTE: 6-0 (NS-1<sup>ST</sup>, MA-2<sup>ND</sup>; LO-ABSENT)***

**B. OTHER BUSINESS**

**ITEMS FROM THE COMMISSION**

***COMMISSIONERS RILEY AND SULLIVAN REQUESTED TO HAVE THE BELOW CASE BROUGHT BACK TO PC FOR RESCIND, RECONSIDERATION AND FOR ACTION. THE CASE MUST BE RENOTIFIED.***

***THIS CASE WAS ON THE JANUARY 27, 2004 PC AGENDA:***

**9. Site Plan SPC-03-0018C - Shurgard Storage Center Conditional Use Permit:**

Location: 1304 W. 5th Street, Town Lake Watershed, Old West Austin NPA  
 Owner/Applicant: Etta Cohn Lipson  
 Agent: Richard Mathias  
 Request: Approval of Conditional Use Permit  
 Staff Rec.: **Recommend Approval of Conditional Use Permit**  
 Staff: Kathy Haught, 974-2724, kathy.haught@ci.austin.tx.us  
 Watershed Protection and Development Review

***MOTION: APPROVE BY CONSENT***

***VOTE: 7-0 (NS-1<sup>ST</sup>, CR-2<sup>ND</sup>)***

Report from the Committee Chairs.

Periodic Reports from Zoning and Platting Commission.