

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

**AGENDA ITEM NO.: 62  
AGENDA DATE: Thu 08/26/2004  
PAGE: 1 of 1**

**SUBJECT:** C14-04-0004.002 (PART) - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7700-7720 North Lamar Boulevard and 822 Taulbee Lane (Tract 123) (Waller Creek Watershed.) The Neighborhood Mixed Use Building special use is proposed for Tract 123. The proposed zoning change will also change the base district on the tract of land from general commercial services (CS) to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning. First reading on March 4, 2004. Vote: 6-0, McCracken off the dais. Second Reading on April 1, 2004. Vote: 6-0, Goodman off the dais. Conditions met as follows: Conditional Overlay incorporates the conditions imposed by Council on second ordinance reading. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719 and Scott Whiteman, 974-2865.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

### THIRD READING SUMMARY SHEET

ZONING CASE NUMBERS: C14-04-0004.002 (PART)– Crestview Neighborhood Plan Combining District (NPCD) Rezoning

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as 7700 – 7720 North Lamar Boulevard and 822 Taulbee Lane (Tract 123) (Waller Creek Watershed). The Neighborhood Mixed Use Building special use is proposed for Tract 123. The proposed zoning change will also change the base district on 1 tract of land from general commercial services (CS) district zoning to commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district zoning.

DEPARTMENT COMMENTS:

The City Council adopted the entire Crestview / Wooten Neighborhood Plan, including Tract 123, on April 1, 2004. With the exception of Tract 123, zoning changes to create a Neighborhood Plan Combining District (NPCD) covering the entire area were also approved on Second and Third Readings on April 1, 2004.

For Tract 123, the association for the adjacent condominiums has met with the property owner to discuss a private restrictive covenant or private contract agreement. Please refer to Attachment A, which is the owner's proposed covenant. The owner has also filed a valid petition of 100% on the subject tract.

On August 19, 2004, City staff met with representatives of the condominium association and representatives of the automotive business met to discuss screening, landscaping, noise and operational issues related to the business. Although the two parties did not reach resolution, the property owner has agreed to make another proposal to representatives of the condominium association, and the association has agreed to discuss the proposal prior to the City Council meeting. A copy of the approved and constructed site plan of Continental Cars follows the Zoning Ordinance.

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 CS-MU-CO-NP district zoning for Tract 123, as recommended by the Planning Commission, on 1<sup>st</sup> Reading (6-0, McCracken off the dais).

DATE OF SECOND READING: April 1, 2004, approved CS-MU-CO-NP district zoning for Tract 123, as approved on First Reading, on 2<sup>nd</sup> Reading (6-0, Goodman off the dais).

CITY COUNCIL HEARING DATE: August 26, 2004

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh, e-mail: wendy.walsh@ci.austin.tx.us

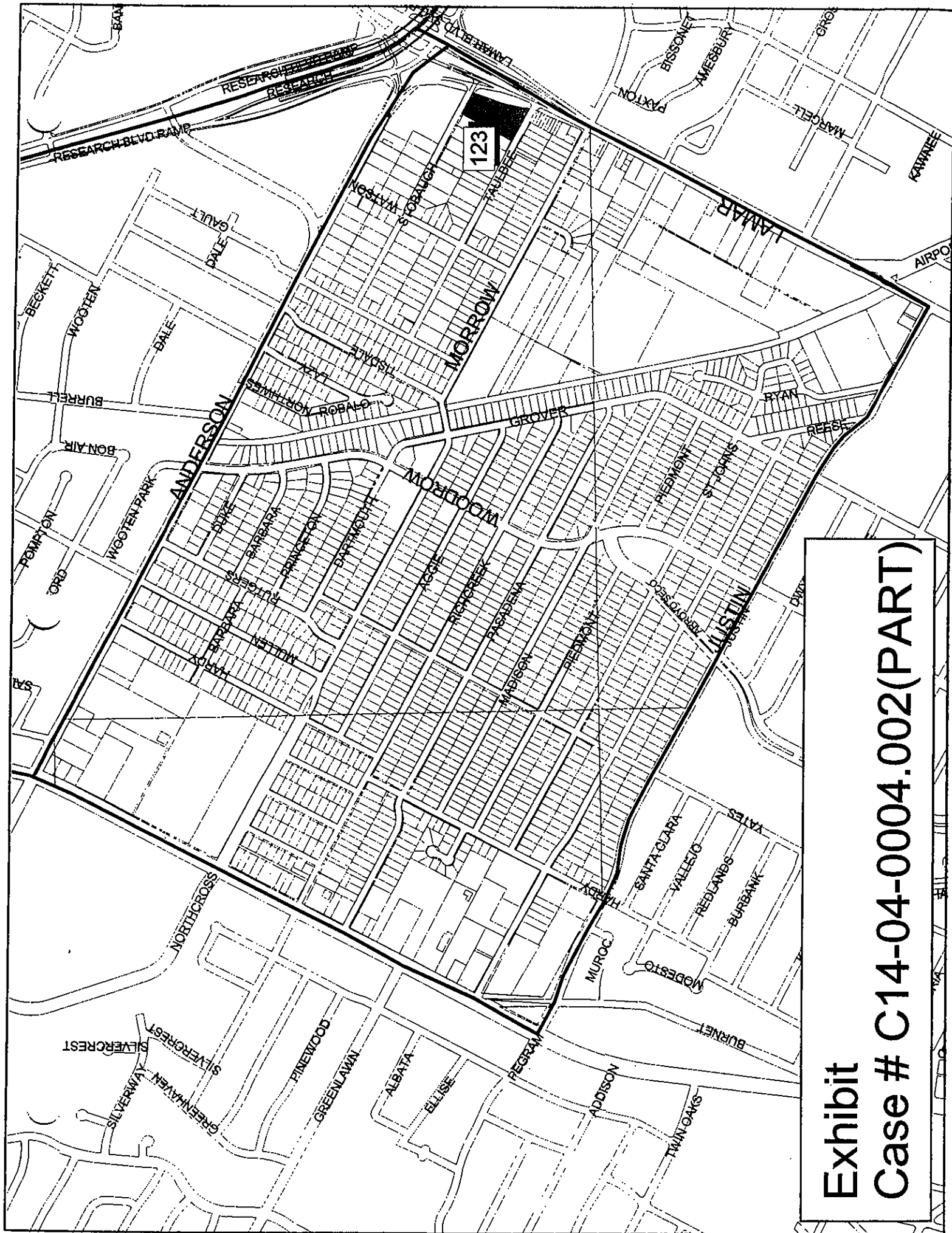


Exhibit  
Case # C14-04-0004.002(PART)

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

1 AN ORDINANCE AMENDING ORDINANCE NO. 0040401-32B AND REZONING  
2 AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN  
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 123,  
4 BEING APPROXIMATELY 2.3 ACRES OF LAND IN THE CRESTVIEW  
5 NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING  
6 DISTRICT ON THE TRACT.

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

9  
10 **PART 1.** Ordinance No. 0040401-32B is amended to include the property identified in  
11 this Part in the Crestview neighborhood plan combining district. The zoning map  
12 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
13 (NP) combining district to the base zoning district and to change the base zoning district on  
14 a tract of land described in File C14-04-0004-002, as follows:

15  
16 7700-7720 N. Lamar Blvd, and  
17 822 Taulbee Ln (Tract 123)

18  
19 (the "Property") as shown on the attached Exhibit "A",

20  
21 generally known as the Crestview neighborhood plan combining district, locally known as  
22 the area bounded by Anderson Lane on the north, Lamar Boulevard on the east, Justin  
23 Lane on the south, and Burnet Road on the west, in the City of Austin, Travis County,  
24 Texas, and generally identified in the map attached as Exhibit "B".

25  
26 **PART 2.** The base zoning district for the tract of land is changed from general  
27 commercial services (CS) district to general commercial services-mixed use-conditional  
28 overlay-neighborhood plan (CS-MU-CO-NP) combining district, as more particularly  
29 described and identified in the chart below.

30  
31

Tract No.	Property	From	To
123	7700-7720 N Lamar Blvd; 822 Taulbee Ln	CS	CS-MU-CO-NP

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

**PART 4.** The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 1504 of the Code.

**PART 5.** The Property identified as Tract 123 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are conditional uses of Tract 123:

Adult oriented businesses  
Equipment repair

Commercial blood plasma center  
Equipment sales

2. Pawn shop services use is a prohibited use of Tract 123.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services base district and other applicable requirements of the City Code.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, 2004

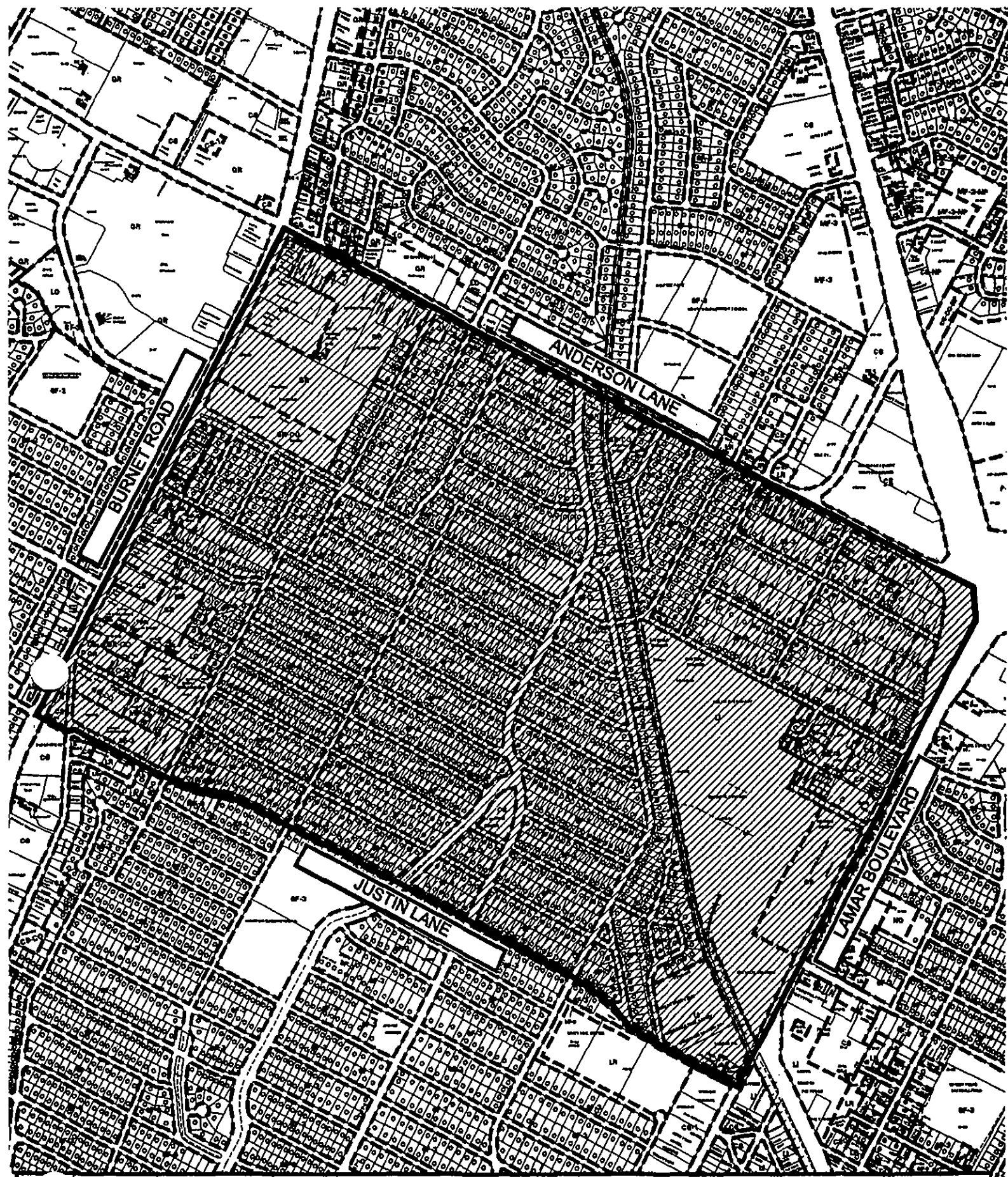
Will Wynn  
Mayor



**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk



 1" = 1000' <b>SUBJECT TRACT</b>  <b>PENDING CASE</b> ..... <b>ZONING BOUNDARY</b> - - - - - <b>CASE MGR: W. WALSH</b>	<b>CASE #:</b> C14-04-0004.002 <b>ADDRESS:</b> CRESTVIEW COMBINED <b>NEIGHBORHOOD PLAN AREA</b> <b>SUBJECT AREA (acres):</b> 650.510	<b>ZONING</b> <b>EXHIBIT B</b>  <b>DATE:</b> 04-02 <b>INTLS:</b> SM	<b>CITY GRID</b> <b>REFERENCE</b> <b>NUMBER</b> J28-30 K28-3 1



Tract	Address	From	To	Special Uses
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
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
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
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	CS-NP	
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
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
21	1308 Anderson Ln	LR	GR-CO-NP	Mixed Use Building
22	1400 Anderson Ln; 7907 Lazy Ln	MF-3	GR-MU-CO-NP	Mixed Use Building
23	1500 Anderson Ln	SF-3	GO-CO-NP	
24	1508 Anderson Ln	GR	GR-CO-NP	Mixed Use Building
25	1542 Anderson Ln	GR	GR-CO-NP	Mixed Use Building
26a	1700-1728 Anderson Ln	GR	GR-CO-NP	Mixed Use Building
26b	1740-1810 Anderson Ln	GR	GR-CO-NP	Mixed Use Building
26c	1814 Anderson Ln	GR	GR-CO-NP	Mixed Use Building
27	1721-1841 Wooten Park Dr	GR	GR-MU-CO-NP	Mixed Use Building
28	1710-1820 Wooten Park Dr	GR, LO	GR-MU-CO-NP	Mixed Use Building
29	7914-7926 Mullen Dr	GR, LO	GR-MU-CO-NP	Mixed Use Building
30	1900-2108 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
31	2200-2004 W Anderson Ln	GR, GR-MU	GR-MU-CO-NP	Mixed Use Building
32	2206-2210 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
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



Tract	Address	From	To	Special Uses
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
44	2205 Ohlen Rd	LO, SF-3	GR-MU-CO-NP	Mixed Use Building
45	8301 Burnet Rd	MF-3	GR-MU-CO-NP	Mixed Use Building
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	7909 Sales St	MF-3	SF-3-NP	
61	7905 Brockman St	LO	LO-MU-CO-NP	
62	7904 Brockman Ln	LO	LO-MU-CO-NP	
101a	7825-7829 Burnet Rd; 2307 W Anderson Ln	CS	CS-CO-NP	Neighborhood Urban Center; Mixed Use Building
101b	7801 Burnet Rd	CS	CS-CO-NP	Neighborhood Urban Center
102	2103-2301 W Anderson Ln	CS, GR	CS-CO-NP	Neighborhood Urban Center; Mixed Use Building
103	7601 Burnet Rd	GR, GR-CO	GR-CO-NP	
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
106	1901-1911 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
107	1817 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
108	1809-1815 W Anderson Ln	CS	CS-CO-NP	Mixed Use Building
109	1701-1745 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
110	1521 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
111	1417-1519 W Anderson Ln	GR-CO, LR	GR-CO-NP	Mixed Use Building
112	7800-7808 Northwest Dr & 7716 Robalo Rd	LR	LR-MU-CO-NP	
113	1301 W Anderson Ln	LO	LO-MU-NP	Mixed Use Building
114	1215 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
115	1209 W Anderson Ln	CS	CS-CO-NP	Mixed Use Building
116	1111-1205 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
117	1105 W Anderson Ln	GR	GR-MU-CO-NP	Mixed Use Building
119	1101 W Anderson Ln	GR	GR-CO-NP	Mixed Use Building
120	911-1011 W Anderson Ln	CS, CS-1, LO	CS-CO-NP	Mixed Use Building
122	911 W Anderson Ln	LO	LO-MU-CO-NP	Mixed Use Building
123	7700-7720 N Lamar Blvd; 822 Taulbee Ln	CS	CS-MU-CO-NP	Mixed Use Building
124	7600-7630 N Lamar Blvd	CS	CS-MU-CO-NP	Mixed Use Building

Tract	Address	From	To	Special Uses
125	7600 N Lamar Blvd	CS-1-CO	CS-1-MU-CO-NP	Mixed Use Building
126	812-818 Morrow St; 813-821 Taulbee Ln	CS	CS-MU-CO-NP	Mixed Use Building
127	820-826 Morrow St; 823-901 Morrow St	CS	MF-3-NP	
128	7501-7541 Burnet Rd	CS, CS-1	CS-CO-NP	
129	7415 Burnet Rd	CS, GR	CS-CO-NP	
130a	7401-7413 Burnet Rd;	CS	CS-CO-NP	
130b	2210 Pasadena Dr	CS	GR-MU-CO-NP	Mixed Use Building
132	2205 Pasadena Dr	MF-3	SF-3-NP	
133	2211 Pasadena Dr	GR	LR-MU-CO-NP	Mixed Use Building
134	7113-7319 Burnet Rd	CS, GR	CS-CO-NP	
135	7113 Burnet Rd	CS-1	CS-1-CO-NP	
136	7113 Burnet Rd	LO	LO-CO-NP	
137	7101 Burnet Rd	GR-CO	GR-CO-NP	Mixed Use Building
138	7001-7015 Burnet Rd	GR	GR-CO-NP	Mixed Use Building
139	2106-2200 Cullen Ave	LO-CO	GR-MU-CO-NP	Mixed Use Building
140	6901-6921 Burnet Rd	CS	CS-CO-NP	
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	
147	6935 Ryan Dr	LI	CS-MU-CO-NP	Mixed Use Building
148	906 Justin Ln	LI	P-NP	
149	6900-6926 N Lamar Blvd	LI, CS	CS-NP	Mixed Use Building
<i>Neighborhood requesting CO "A" apply to tract 149</i>				
150	7544 N Lamar Blvd	CS	CS-MU-CO-NP	Mixed Use Building
151	813 Morrow St	CS	CS-MU-CO-NP	Mixed Use Building
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
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	

## PETITION

Case Number:

**C14-04-0012.002**

Date:

June 1, 2004

**7720 N LAMAR BLVD**

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

85,937.58

		<b>HARDEMAN FAMILY</b>		
1	<b>02-3411-0308</b>	<b>JOINT VENTURE</b>	<b>85,937.58</b>	<b>100.00%</b>
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
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27				0.00%
28				0.00%

Validated By:

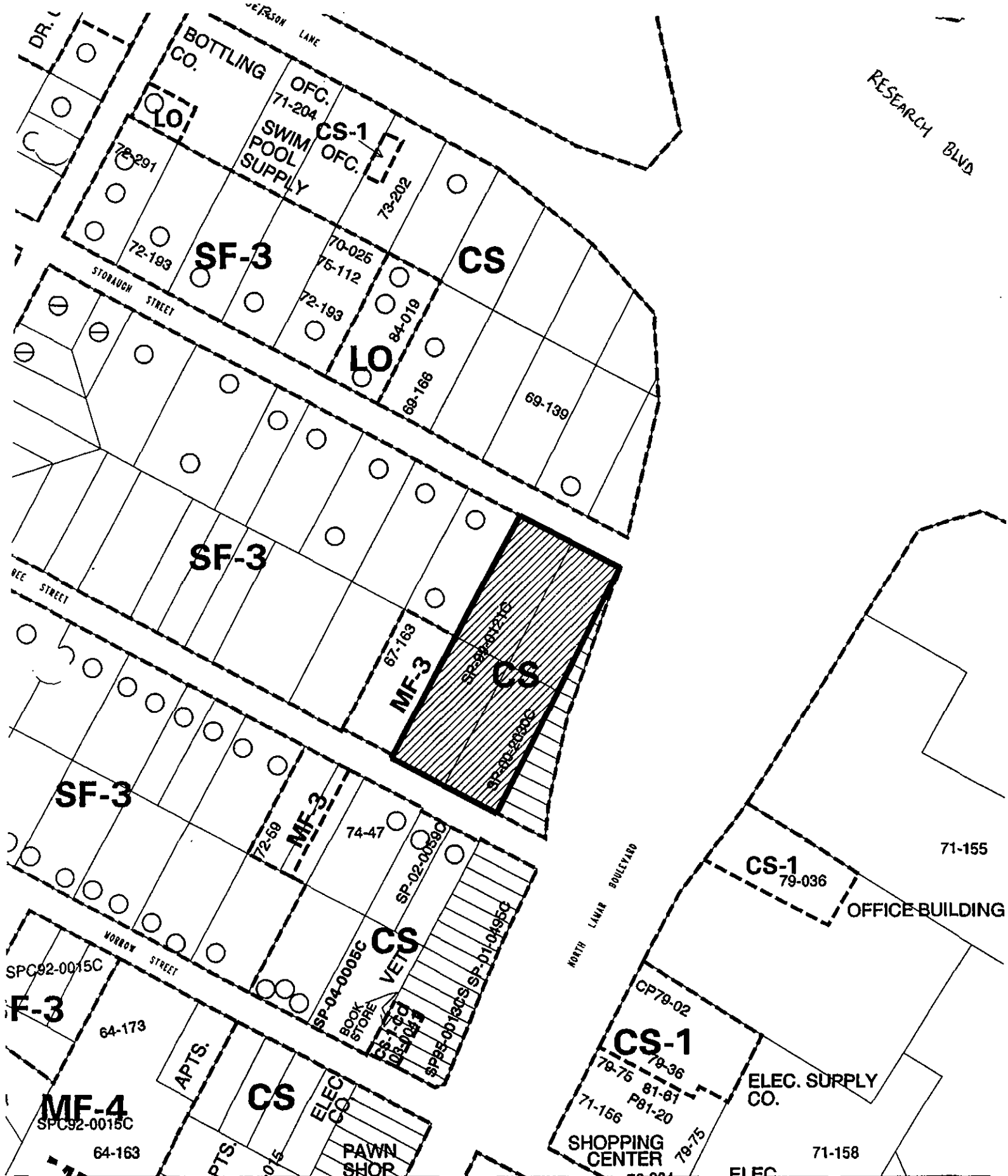
Stacy Meeks

Total Area of Petitioner:

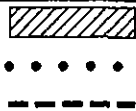
85,937.58

Total %

100.00%



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: A. BEAUDET



CASE #: C14-04-0012.002  
 ADDRESS: 7720 N LAMAR BLVD  
 SUBJECT AREA (acres): N/A

#### PETITIONS

DATE: 04-06

INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER

'K27-29 L27-2'

**Item #106**

July 29, 2004

Re: Zoning Case No. C14-04-0004002 (Tract 123)

Dear Mayor Wynn and Council members:

The following is a summary of the items Mr. Hardeman has agreed to provide for the Taulbee Condominium Association, with the approval of his zoning request to maintain the CS zoning, including the allowed uses for Vehicular Storage and Limited Warehousing. This would allow the storage of the vehicles and automotive body parts, as related to the businesses owned by the Hardeman Family.

The following was presented to the neighborhood representative at our last scheduled public hearing:

In exchange for neighborhood support and final approval of the zoning of my tract of land located at 7700 – 7720 North Lamar Boulevard and 822 Taulbee Lane, according to the draft ordinance attached, I offer the following:

At no expense to the Condo association, the Condo's wooden fence between the Condominiums and Mr. Hardeman's property (which I understand is in disrepair) will be removed leaving the existing city approved chain link screening fence. A drip irrigation system will be installed and vine plantings will be installed along the fence line on the Condo side. (The drip system will be tied into the Condo's irrigation system and the objective is to eventually have the plantings grow on the existing screen fencing.) Mr. Hardeman will institute a "no music" policy in the workshop. Finally, a contribution in the amount of \$2000 (two thousand dollars) will be made to the Condo association to be used by the association to make whatever improvements it deems appropriate to the Condo property.

If this is acceptable to you, please acknowledge by signing the letter below and returning to me.

Sincerely,

Brian Hardeman

cc: Amelia Lopez-Phelps  
Richard Suttle

# Bryan Hardeman

6757 Airport Boulevard  
Austin, Texas 78752  
(512) 454-6821

May 27, 2004

Re: Zoning Case No. C14-04-0004002 (Tract 123)

Dear Ms. Donna Richard:

In exchange for neighborhood support and final approval of the zoning of my tract of land located at 7700 – 7720 North Lamar Boulevard and 822 Taulbee Lane, according to the draft ordinance attached, I offer the following:

At no expense to the Condo association, the Condo's wooden fence between the Condominiums and Mr. Hardeman's property (which I understand is in disrepair) will be removed leaving the existing city approved chain link screening fence. A drip irrigation system will be installed and vine plantings will be installed along the fence line on the Condo side. (The drip system will be tied into the Condo's irrigation system and the objective is to eventually have the plantings grow on the existing screen fencing.) Mr. Hardeman will institute a "no music" policy in the workshop. Finally, a contribution in the amount of \$2000 (two thousand dollars) will be made to the Condo association to be used by the association to make whatever improvements it deems appropriate to the Condo property.

If this is acceptable to you please acknowledge by signing the letter below and returning to me.

Sincerely,



Bryan Hardeman

cc: Amelia Lopez-Phelps  
Richard Suttle  
Greg Guernsey  
Scott Whiteman

attachment A  
Property owner's  
Private Restrictive Covenant  
with adjacent condominium  
association

**PETITION**

**Date:**

May 26, 2004

**File Number:**

**C14-04-0004.02 (Part)**

**Address of**

**7700-7720 N. Lamar St**

### **Rezoning Request:**

822 Taubee Lane (Tract 123)

**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 in zoning other than CS.**

**(PLEASE USE BLACK INK WHEN SIGNING PETITION)**

**Signature**

**Printed Name**

### Address

Bryan Hardeman BRYAN HARDEMAN 6257 AIRPORT BLVD.

**Date:**

5/26/04

**Contact Name**

Amelia Lopez-Phelps

**Phone Number:**

809.8796

CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
HARDEMAN FAMILY JOINT VENTURE, LTD.

1. The name of the limited partnership is the HARDEMAN FAMILY JOINT VENTURE, LTD.

2. The address of the registered office in the State of Texas is 6757 Airport Boulevard, Austin, Texas 78752, and the name of the registered agent at such address is Bryan Hardeman.

3. The location of the principal office in the United States where records are kept is 6757 Airport Boulevard, Austin, Texas 78752.


4. The name, mailing address and street address of each general partner is as follows:

Bryan Hardeman  
Mailing address:

6757 Airport Boulevard  
Austin, Texas 78752

Street address:  
6757 Airport Boulevard  
Austin, Texas 78752

GENERAL PARTNER

  
Bryan Hardeman



## **ZONING CHANGE REVIEW SHEET**

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

**Note:** Tract 123 is within the Crestview NPCD, located on North Lamar Boulevard and Taulbee Lane, and is approximately 2.3 acres in size.

**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

**ARREA 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
LR	LR-MU-CO-NP
LR	GR-CO-NP
LR	GR-MU-CO-NP
LR; MF-2	MF-2-NP
GR	MF-3-NP
GR	LR-MU-CO-NP
GR	GR-NP
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
GR-CO; LR	GR-CO-NP
GR-CO	GR-CO-NP
CS	MF-3-NP
CS	MF-4-NP
CS	GR-MU-CO-NP
CS; MF-4	SF-6-NP
CS	CS-NP
CS	CS-MU-NP
CS; GR; MF-4	GR-NP
CS	CS-CO-NP
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 City Council adopted the entire Crestview / Wooten Neighborhood Plan, including Tracts 123 and 160, on April 1, 2004. With the exception of Tracts 123 and 160, zoning changes to create a Neighborhood Plan Combining District (NPCD) covering the entire area were also approved on Second and Third Readings on April 1, 2004.

For Tract 123, the association for the adjacent condominiums has met with the property owner to discuss a private restrictive covenant or private contract agreement. Please refer to Attachment A, which is the owner's proposed covenant. The owner has also filed a valid petition of 100% on the subject tract.

On August 19, 2004, City staff met with representatives of the condominium association and representatives of the automotive business met to discuss screening, landscaping, noise and operational issues related to the business. Although the two parties did not reach resolution, the property owner has agreed to make another proposal to representatives of the condominium association, and the association has agreed to discuss the proposal prior to the City Council meeting. A copy of the approved and constructed site plan of Continental Cars follows the Zoning Ordinance.

***For Tract 123, and Tract 160a, Tract 160b and Tract 160c, to be considered for Third Reading at the April 15, 2004 City Council meeting:***

**For Tract 123**, the association for the adjacent condominiums is scheduled to meet and vote on the applicant's proposed private restrictive covenant prior to the City Council meeting.

**For Tract 160a, Tract 160b and Tract 160c**, representatives of Huntsman Petrochemical Corporation and the Parks and Recreation Department (PARD) will meet to discuss the dedication of parkland to the City and whether the open space requirement outlined in the Planned Development Area (PDA) can fulfill the parkland dedication requirement.

The Transportation, Planning and Sustainability Department (TPSD) has provided a comparison of **traffic counts** taken on Morrow Street in 1998 and 2004, as outlined in the table below:

Street	East/Northbound Trips	West/Southbound Trips	Total Daily Trips
<b>Morrow—1200 Block (Adjacent to Huntsman Tract) (2004 count)</b>	<b>1,633</b>	<b>737</b>	<b>2,370</b>
Morrow—1700 Block (2004 count)	1,460	1,215	2,675
Woodrow—7300 Block (2004 count)	2,755	2,654	5,409
Morrow—1200 Block (1998 count)	2,328	1,066	3,394

***For Second and Third Reading of All Other Tracts in the Crestview NPCD and the Wooten NPCD (i.e. other than Tract 123, and Tract 160a, Tract 160b and Tract 160c), approved on Second and Third Reading at the April 1, 2004 City Council meeting:***

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 (808 and 906 Justin Lane) in opposition to the rezoning request from LI 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

Approved the NPCD rezonings on 2nd and 3rd Readings, as granted on 1st Reading (6-0, Goodman off the dais), EXCEPT FOR:

Approved 2nd Reading only (6-0, Goodman off the dais) for Tracts 160 and 123 as described below:

**Tract 160** (Huntsman Petrochemical Corporation): Granted LI-PDA district zoning (6-0, Goodman off the dais);

**Tract 123** (Continental Auto at 7700 - 7720 N Lamar Blvd; 822 Taulbec Lane): Granted CS-MU-CO-NP district zoning

**The following tracts were taken up separately due to valid petitions:**

**- Tract 12 (Charles Maund Volkswagen):**  
Granted LI-CO-NP district zoning on 2nd / 3rd Readings (6-0, Goodman off the dais)

**- Tract 3 (PART) (My Thanh Oriental Market at 8900 Research Boulevard):**  
Granted LI-CO-NP district zoning on 2nd / 3rd Readings (5-1, McCracken - No, Goodman off the dais)

**- Tract 146 (Crestview Shopping Center):**  
Granted CS-CO-NP district zoning on 2nd / 3rd Readings (6-0, Goodman off the dais)

**- Tract 149 (PART) (808 & 906 Justin Lane):** Granted CS-NP district zoning on 2nd / 3rd Reading (6-0, Goodman off the dais)

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

**ORDINANCE NUMBERS:** 040401-32A – Wooten NPCD;  
040401-32B – Crestview NPCD

***THIRD READING FOR TRACT 123, AND TRACTS 160a, 160b and 160c:***

**CITY COUNCIL DATE:** April 15, 2004

**ACTION:** Tract 123 (Continental Auto at 7700 - 7720 N. Lamar Blvd; 822 Taulbee Lane): Postponement request by the owner, with the neighborhood in agreement, to 05/06/04 (7-0).

**Tracts 160a, 160b, 160c (Huntsman Petrochemical Corporation):** Granted LI-PDA-NP district zoning on 3<sup>rd</sup> Reading, as on 2<sup>nd</sup> Reading with two changes: 1) Allow 80% credit for private parkland; 2) Limit vehicle trips to Morrow Street to 1,000 per day (7-0).

**ORDINANCE READINGS:** 1<sup>st</sup> March 4, 2004 2<sup>nd</sup> April 1, 2004 3<sup>rd</sup> April 15, 2004

**ORDINANCE NUMBER:** 040415-50

***THIRD READING FOR TRACT 123:***

**CITY COUNCIL DATE:** May 6, 2004

**ACTION:** Approved a second postponement request by the owner's representative to May 27, 2004. (7-0)

May 27, 2004

Postponed by the Council until July 29, 2004.

July 29, 2004

Postponement request by an adjacent property owner (the condominium association) to 8-26-04. Zoning staff to chair a meeting to discuss an agreement between the condominium association and the affected property owner (7-0)

August 26, 2004

**ORDINANCE READINGS:** 1<sup>st</sup> March 4, 2004 2<sup>nd</sup> April 1, 2004 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh **PHONE:** 974-7719 e-mail: wendy.walsh@ci.austin.tx.us

## **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.

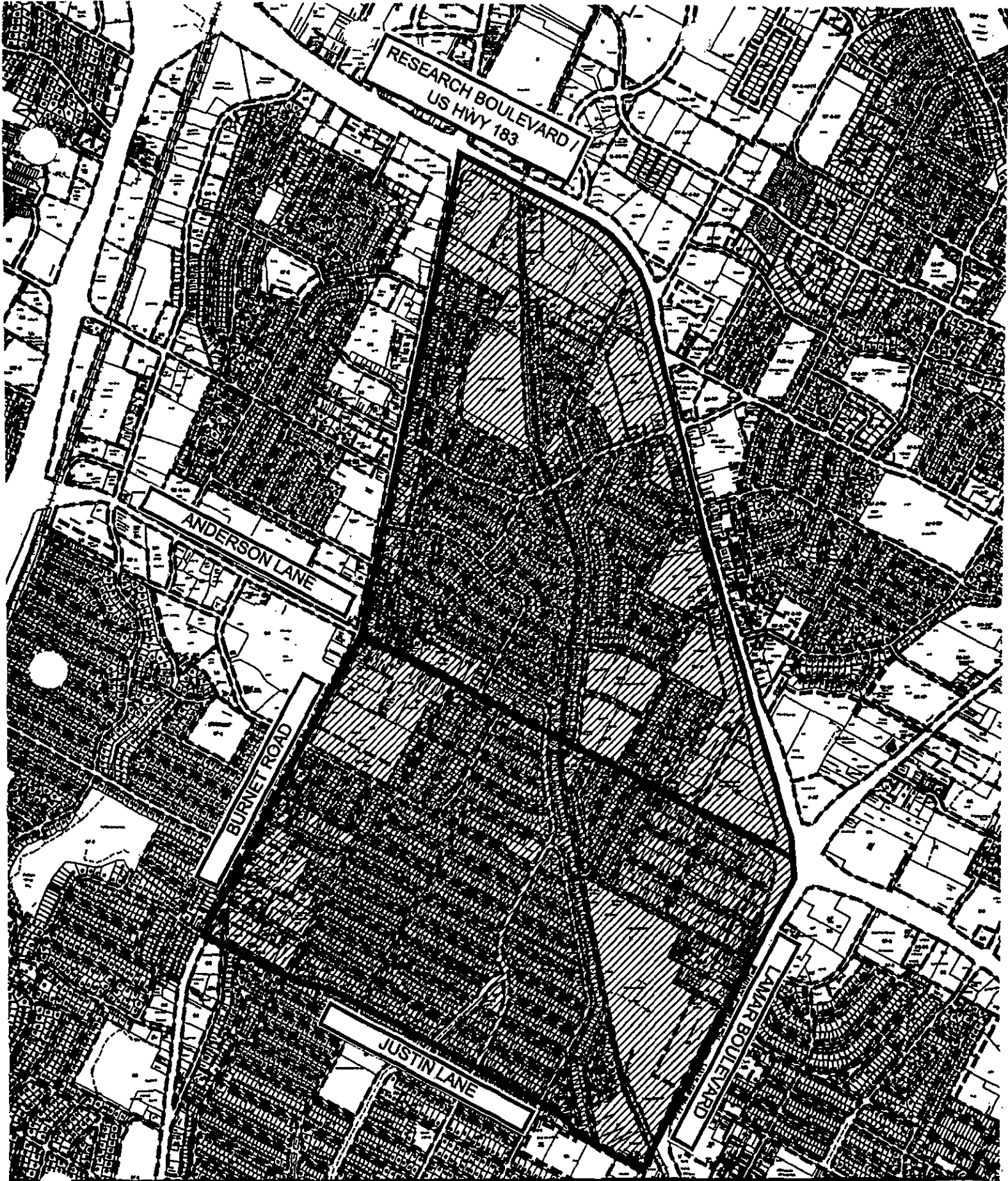
We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.





**Water and Wastewater**

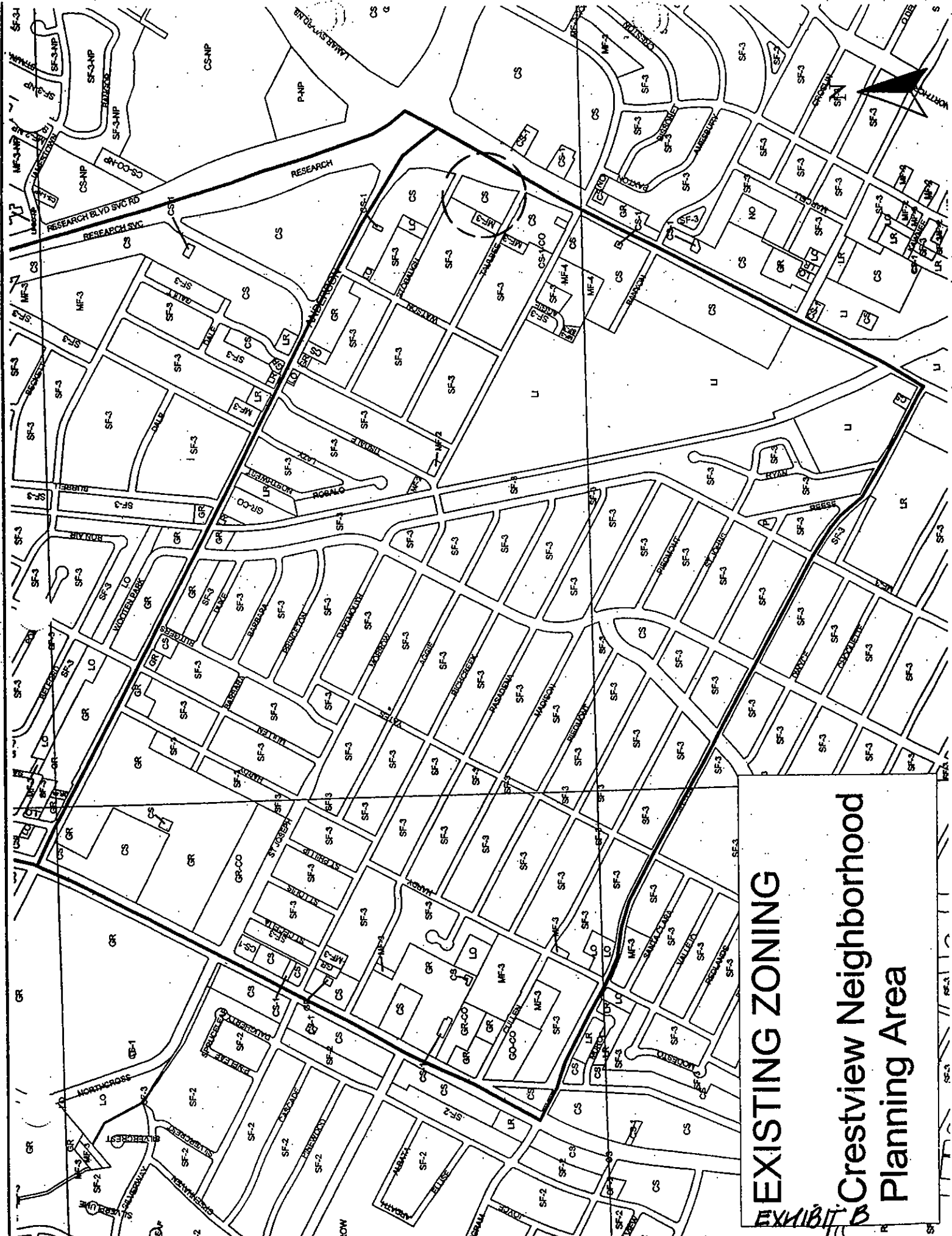
The area is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or relocation are required for a lot, or development, or redevelopment, or tract, or land use, the landowner will be responsible 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.



 1" = 1600'	SUBJECT TRACT		ZONING	EXHIBIT A	CITY GRID REFERENCE NUMBER J28-30 K28-3 1
	PENDING CASE		CASE #:	C14-04-0004	
	ZONING BOUNDARY		ADDRESS:	CRESTVIEW/WOOTEN	
	CASE MGR: W. WALSH	COMBINED NEIGHBORHOOD PLAN AREA	DATE:	04-01	
	SUBJECT AREA (acres): 12.77, 280		INTLS:	SM	



**EXISTING ZONING**  
**Crestview Neighborhood**  
**Planning Area**  
**EXHIBIT B**

# MEETING SUMMARY

APPROVED BY PC 2-24-04

## 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  
Kathleen Welder, 975-2856, 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 in the document titled "Recommendation for Modifications to Draft Plan," 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 fix 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 hardwork. 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 residents. 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 Strminska**, 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. Strminska said there is a year-to-year lease agreement. The existing zoning on the property is LI. Mr. Strminska 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. Strumenski said they would work on addressing those issues.

**Gladys Gresser**, a resident for 56 years, said Huntsman 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 Huntsman 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 Whitliff**, 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. Whitliff 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 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.

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 said he would support SF-2 zoning for properties with the deed restrictions.

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.

***MOTION: APPROVE STAFF RECOMMENDATION, EXCEPT FOR TRACTS 12 AND 123. FOR TRACT 12, APPROVE LI-CO, AND FOR TRACT 123, APPROVE CS-MU-CO, AND PERMIT VEHICLE STORAGE AND LIMITED WAREHOUSING. ALSO REQUESTED 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)***

- 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)***