

ORDINANCE NO. 20050818-Z003

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 331.45 ACRES OF LAND GENERALLY KNOWN AS THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 24 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 24 tracts of land within the property described in Zoning Case No. C14-05-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 331.45 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance, (the "Property"), and as follows,

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

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

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

SAVE and EXCEPT:

Pleasant Hill Subdistrict generally bounded by the northern boundary of the Pleasant Hill Addition Subdivision on the north, South Congress Avenue on the east, West Stassney Lane on the south and Hummingbird Lane on the west that includes the lots with front and side yard frontages along Hummingbird Lane; and the following tracts:

Tract 18	106-200 W Mockingbird Ln;
Tract 22	5300, 5302, & 5304 S Congress Ave; 102 W Mockingbird Ln (the south 275' of Lot 17 Blk 6 & the north 125' of Lot 17 Blk 6 Pleasant Hill Addn); 104 W Mockingbird Ln;
Tract 23a	116 Red Bird Ln;
Tract 23b	5402 & 5412 S. Congress Ave;
Tract 25	5500 S Congress Ave (footprint: 7005.415 sq.ft.);
Tract 26	5510 S Congress Ave (footprint: 3213.064 sq.ft.);
Tract 27	5500, 5510 & 5526 S Congress Ave; 120 W Stassney Ln;
Tract 28	5508 S. Congress Ave. (the south ½ of Lot 18, Blk 1, less 32.08' X 117.65' Pleasant Hill Addn)
Tract 30	103 Red Bird Ln; 0 Red Bird Ln (the south 68' av of Lot 20 & the south 68' av X the east 50' of Lot 21 Blk 1 Pleasant Hill Addn)
Tract 31	200 W Stassney Ln;
Tract 32	210 & 212 W Stassney Ln;
Tract 35	300, 306, 308, 312 & 314 W Stassney Ln;

generally known as the West Congress neighborhood plan combining district, locally known as the area bounded by Ben White Boulevard on the north, South Congress Avenue on the east, Stassney Lane on the south, and South 1st Street on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

PART 2. The base zoning districts for the 24 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence moderate high density (MF-4) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district, to multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining neighborhood commercial-mixed use-neighborhood plan (LR-MU-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-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below.

TRACT NO	ADDRESS	FROM	TO
1	201-321 W Ben White Blvd (odd only); 310 Radam Ln; 0 Ben White Blvd (FORTVIEW ADDN ACR 3.819 * OF LOT 11&12)	CS, MF-4	CS-MU-NP
2	4101 S 1st St	GR	CS-MU-NP
3	4111 S 1st St	CS	CS-MU-NP
4a	4201(FORTVIEW ADDN .70 ACR OF BLK 15), 4219, & 4221 S 1st St	CS, GR	CS-MU-NP
4b	509 Radam Ln (FORTVIEW ADDN .28 ACR OF BLK 15)	GR-CO, SF-3	GR-MU-CO-NP
4c	503 & 505 Radam Ln	SF-3	GR-MU-NP
5	4303-4333 S 1st St (odd only)	CS, GR, LO	CS-MU-NP
6a	400 W St Elmo Rd	MF-2	MF-4-NP
6b	420 W St Elmo Rd; 504 W St Elmo Rd (ST ELBOW PLACE LOT 1 BLK A)	MF-2	LO-MU-NP
7	4210-4300S Congress Ave (even only); 4302 S Congress Ave (BIRKNER ADDN 3 LOT 2); 4320 S Congress Ave (BIRKNER ADDN 3 LOT 3)	LI, CS, MF-2	CS-MU-NP
8a	201 W St Elmo Rd	CS	CS-MU-CO-NP

TRACT NO	ADDRESS	FROM	TO
8b	4358, 4360, 4402, 4406, 4408, 4500, 4502, 4504, & 4506 S Congress Ave; 0 S Congress Ave (FORTVIEW ADDN .522 ACR OF LOT 1 * RESUB OF PT OF LT 24); 0 S Congress Ave (FORTVIEW ADDN LOT 2 * (1.131 ACR) RESUB OF A PT OF LT 24)	CS, SF-3	CS-MU-CO-NP
9	4360 S Congress [footprint: 9735.059 sq.ft.]	CS-1	CS-1-MU-CO-NP
10	4358 S Congress Ave [footprint: 4424.573 sq.ft.]	CS-1	CS-1-MU-CO-NP
11	4401, 4409, 4411, 4413, 4415, 4501, 4503, & 4505 S 1st St	GR, SF-3	GR-MU-NP
12	0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.42) and 0 S 1st Ave (DECKER I ABS 8 SUR 20 ACR 8.156)	SF-3	P-NP
13	506 Heartwood Dr; 0 Heartwood Dr (COMMUNITY OF FAIRVIEW SEC 2 SE TRIANGLE OF LOT 1 BLK A)	LR	LR-MU-NP
14	4600 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 2.976)	SF-3	CS-1-MU-CO-NP
15	4930 S Congress Ave [footprint: 30,009.372 sq.ft.]	CS-1	CS-1-MU-CO-NP
16	4604 - 4810 S Congress Ave (odd only)	LI, CS, CS-CO, SF-3	CS-MU-CO-NP
19	4930 S Congress Ave; 5210 S Congress (VON ACH PARK SUBD LOT 2); 100 Ramble Ln (VON ACH PARK SUBD LOT 4); 300 Ramble Ln; 0 S Congress Ave (VON ACH PARK SUBD LOT 1)	CS, MF-2	CS-MU-CO-NP
20	4800-5020 S 1st St (even only) (CANNON W DECKER I ABS 6 SUR 19 ABS 8 SUR 20 ACR 4.654 and TREEHOUSE LOT 1)	LO, SF-3	P-NP
21	0 S 1st St (CANNON W ABS 6 SUR 19 ACR .664)	LO	LO-MU-NP
39	616 W Stassney Ln; 512 W Stassney Ln	GR	GR-MU-NP

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

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

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

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

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

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

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

PART 7. Tracts 1-3, 4a, 4b, 4c, 5, 6a, 6b, 7, 8a, 8b, 9-11, 14-16, 19, and 39 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 8. Tracts 1, 4a, 4b, 4c, 5, 6b, 7, 8a, 8b, 9-10, 14-16, 19, and 39 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 9. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Vehicular access from Tract 4b to Radam Lane Drive is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.
2. A 30-foot wide vegetative buffer shall be established and maintained along the property lines of Tracts 8a, 8b, 9, 10, 14, 15, 16, and 19 that are adjacent to a property

used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive.

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

PART 10. This ordinance takes effect on August 29, 2005.

PASSED AND APPROVED

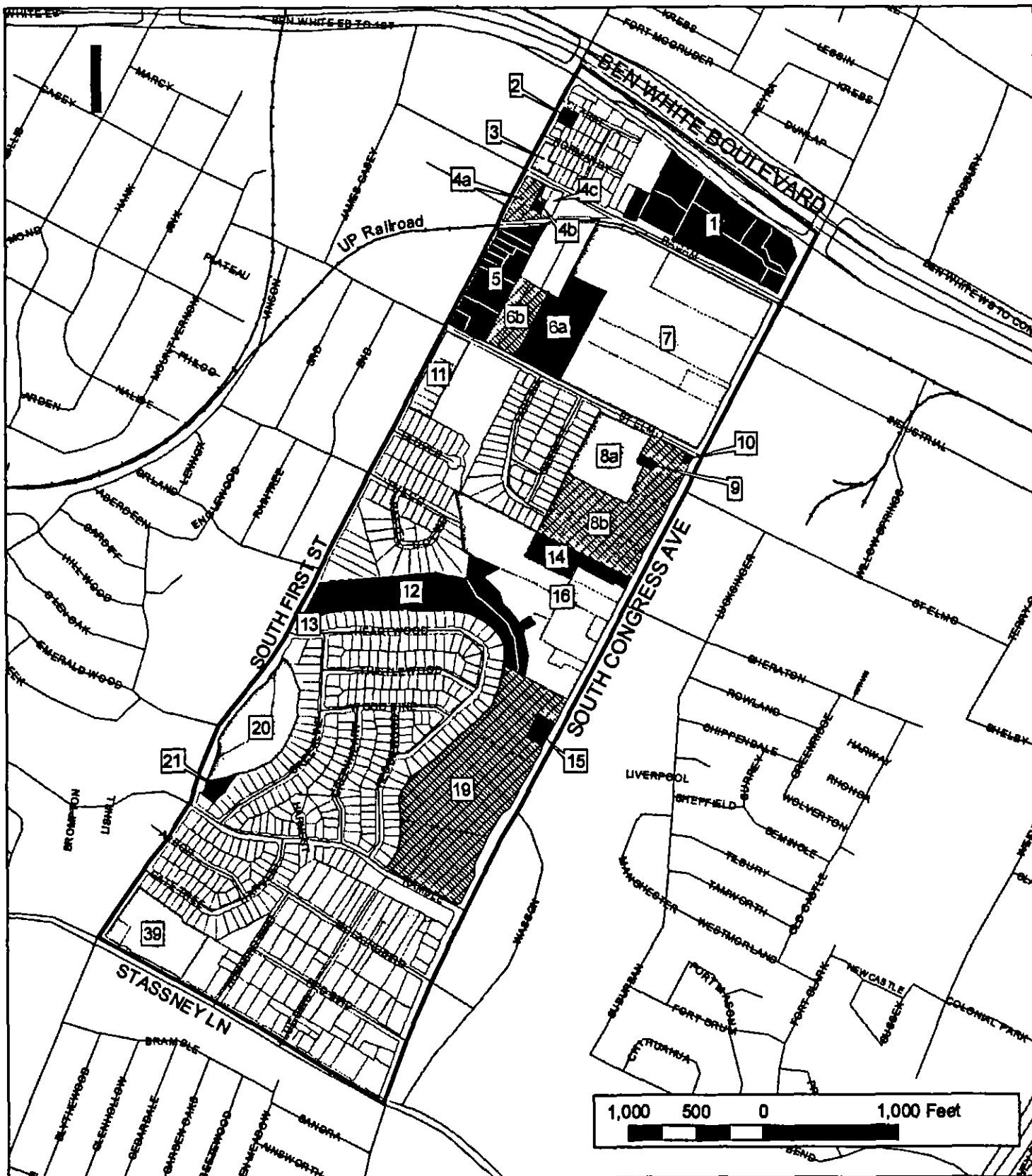
August 18, 2005

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk



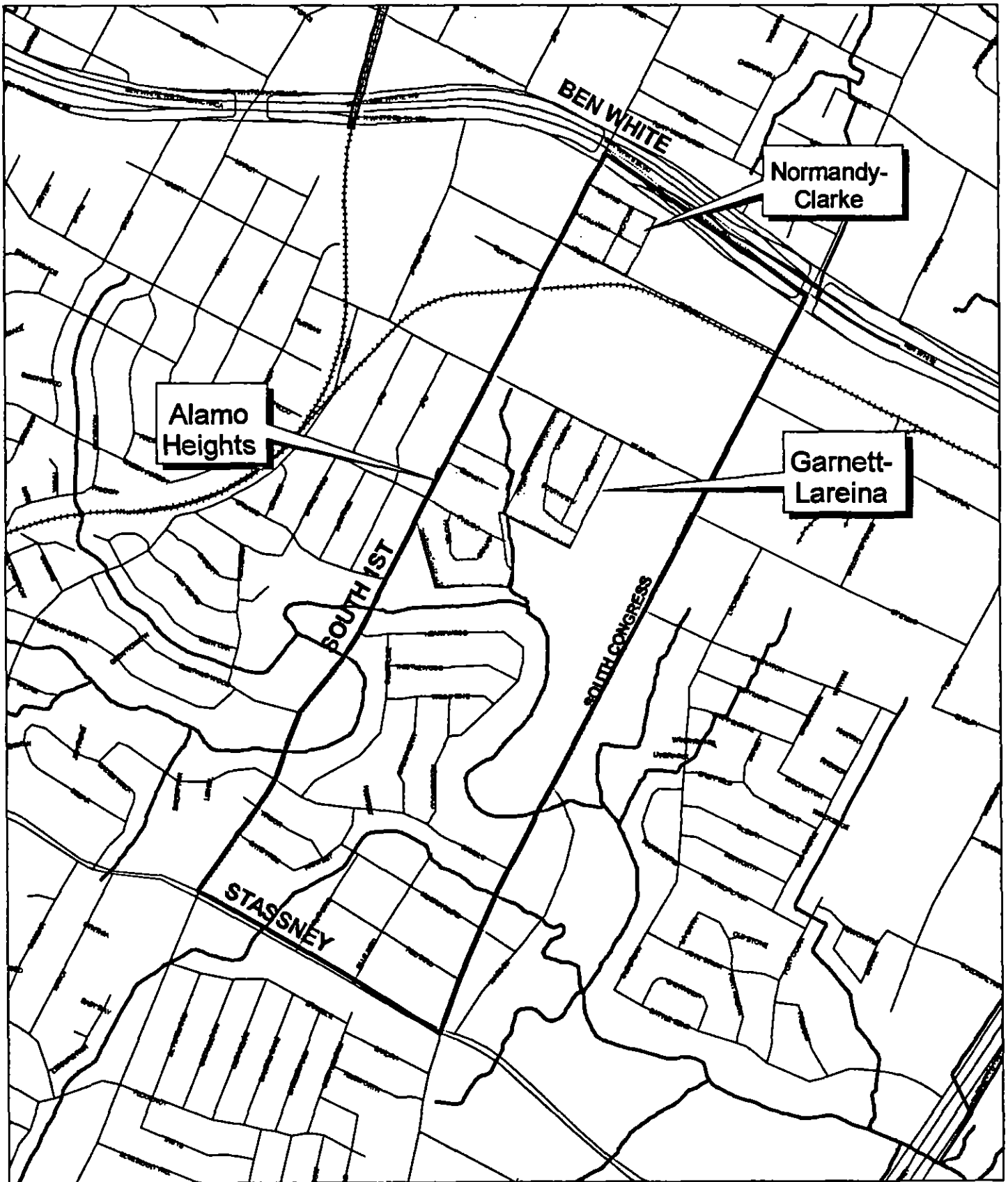
West Congress Neighborhood Planning Area:
 Rezoning Tracts
 Case #C14-05-0106
 Adopted August 18, 2005



Exhibit A

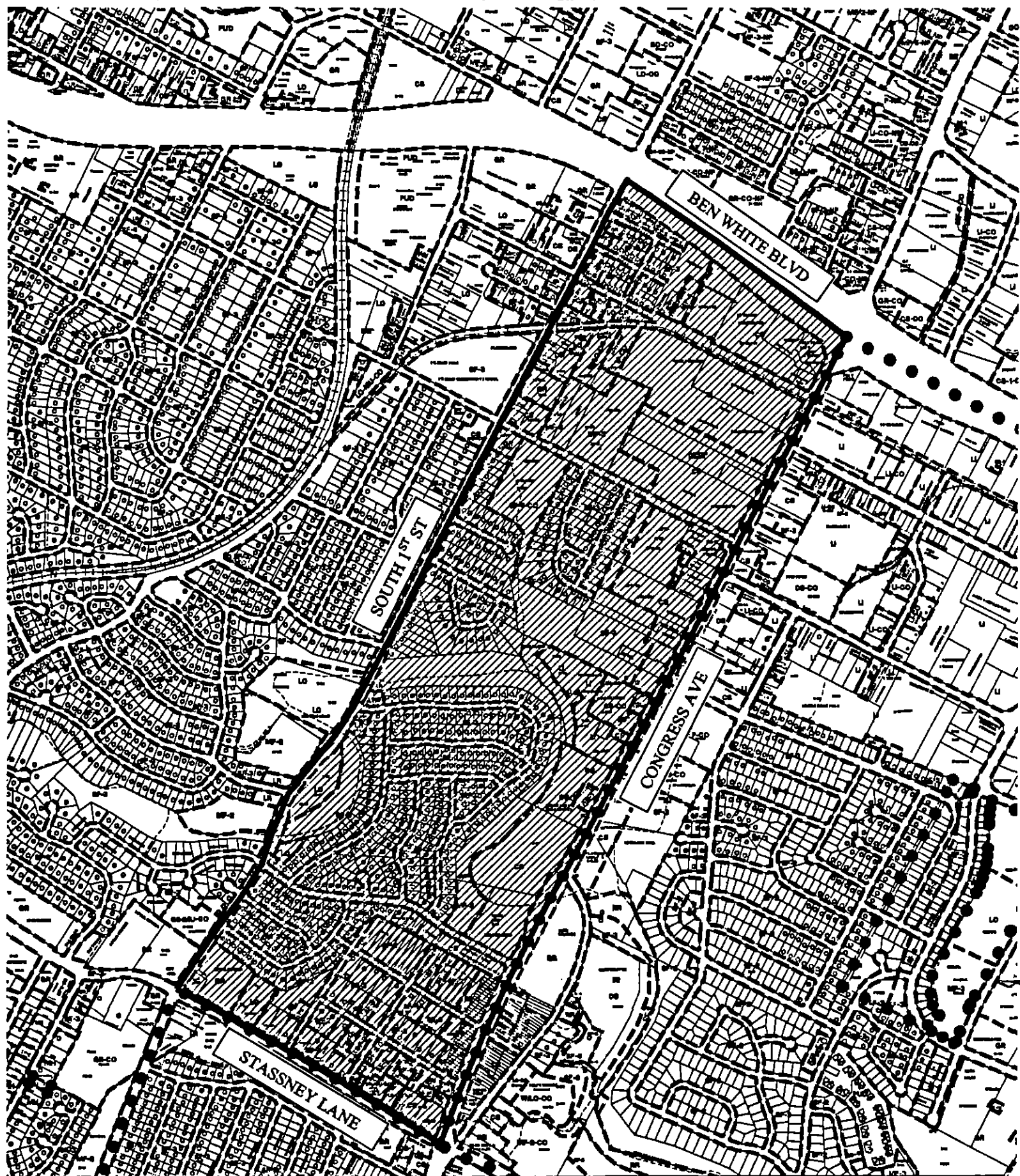






City of Austin
 Neighborhood Planning and Zoning Department



**West Congress Neighborhood
Planning Area: Subdistricts**

**CASE #
C-14-05-0106
EXHIBIT B**



 1" = 1000'	SUBJECT TRACT		ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER G & H17-18
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0106	DATE: 05-07	
	CASE MGR: W. WALSH		ADDRESS: WEST CONGRESS	INTLS: SM	
			NEIGHBORHOOD PLANING AREA		
		SUBJECT AREA (acres): N/A			