

ORDINANCE NO. 040401-32B

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 650.5 ACRES OF LAND GENERALLY KNOWN AS THE CRESTVIEW NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 43 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 43 tracts of land within the property described in Zoning Case No.C14-04-0004.002, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 650.5 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, Save and Except the following tracts (the "Property"),

7700-7720 N. Lamar Blvd, and
822 Taulbee Ln

(Tract 123)

7100-7400 N Lamar Blvd (11.499 ac. Abs 679, Sur 7 GW Spear),
7414 N Lamar Blvd (31.887 ac Abs 789 Sur 57 GW Spear),
7500 N Lamar Blvd (Lot 2A Resub of
Lots 1-2 Northern Commercial Subd),
7520-7524 N Lamar Blvd(Lots 1-4 Blk A Northgate Addn),
7526-7530 N Lamar Blvd (Trt 1-2 Kivlin-Smith Subd),
810 Banyon St (Lot 3 Northern Commercial Subd),
904-910 Banyon St (Lots 1-4 Northern Industrial Subd),
1007-1019 Aggie Ln (Lots 7-12 Blk A Resub of
Lots 21-23 Northgate Addn), and

907 Morrow St (S 252 ft of Trt 3 Kivlin-Smith Subd) (Tract 160a)

1016 Aggie Ln, and
1001-1209 Morrow St

(Tract 160b)

821-901 Morrow St,
907 Morrow St (N 149.84 ft of
Trt 3 Kivlin-Smith Subd), and
909-913 Morrow St

(Tract 160c)

generally known as the Crestview neighborhood plan combining district, locally known as the area bounded by Anderson Lane on the north, Lamar Boulevard on the east, Justin Lane on the south, 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 43 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, general commercial services (CS) 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 medium density-neighborhood plan (MF-3-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-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, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-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-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-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.	Property	From	To
101a	7825-7829 Burnet Rd; 2307 W Anderson Ln	CS	CS-CO-NP
101b	7801 Burnet Rd	CS	CS-CO-NP
102	2103-2301 W Anderson Ln, 7711-7799 Burnet Rd	CS, GR	CS-CO-NP
103	7601 Burnet Rd	GR, GR-CO	GR-CO-NP
104	2101 W Anderson Ln (S 505.6 FT OF LOT II NORTH VILLAGE NO 2)	GR	MF-3-NP
105	2001-2013 W Anderson Ln; 2101 W Anderson Ln (N 281.5 FT OF LOT II NORTH VILLAGE NO 2)	GR	GR-MU-CO-NP
106	1901-1911 W Anderson Ln	GR	GR-CO-NP
107	1817-1825 W Anderson Ln	GR	GR-CO-NP
108	1809-1815 W Anderson Ln	CS	CS-CO-NP
109	1701-1745 W Anderson Ln	GR	GR-CO-NP
110	1521 W Anderson Ln	GR	GR-CO-NP
111	1417-1519 W Anderson Ln	GR-CO, LR	GR-CO-NP
112	7800-7808 Northwest Dr & 7716 Robalo Rd	LR	LR-MU-CO-NP
113	1301 W Anderson Ln	LO	LO-MU-NP
114	1215 W Anderson Ln	GR	GR-CO-NP
115	1209 W Anderson Ln	CS	CS-CO-NP
116	1111-1205 W Anderson Ln	GR	GR-CO-NP
117	1105 W Anderson Ln	GR	GR-MU-CO-NP
119	1101 W Anderson Ln	GR	GR-CO-NP
120	917-1011 W Anderson Ln; 911 W Anderson Ln (N220 FT AV OF LOT 36-40 BLK D S175 FT AV OF LOT 19-24 BLK D NORTHGATE ADDN)	CS, CS-1, LO	CS-CO-NP
122	911 W Anderson Ln (N220 FT AV OF LOT 35 BLK D NORTHGATE ADDN)	LO	LO-MU-CO-NP
124	7600-7630 N Lamar Blvd (Lots 1-7, Northgate Addn. less Tract 125)	CS	CS-MU-CO-NP
125	7600 N Lamar Blvd (5813.4 sq. ft. of Lots 1-5, Northgate Addn.)	CS-1-CO	CS-1-MU-CO-NP
126	812-818 Morrow St; 813-821 Taulbee Ln (LOT 17 & E 54.45 FT OF LOT 18 BLK B NORTHGATE ADDN)	CS	CS-MU-CO-NP
127	820-826 Morrow St; 823-901 Taulbee Ln (W54.45FT OF LOT 18 & LOT 2 LESS N 5' RESUB LOT 19 BLK B NORTHGATE ADDN)	CS	MF-3-NP
128a	7525-7575 Burnet Rd	CS, CS-1	CS-CO-NP
128b	7501-7511 Burnet Rd	CS, CS-1	CS-CO-NP
129	7415-7437 Burnet Rd	CS, GR	CS-CO-NP
130a	7401-7413 Burnet Rd	CS	CS-CO-NP
130b	2300Pasadena Dr	CS	GR-MU-CO-NP
132	2205 Pasadena Dr	MF-3	SF-3-NP
133	2211 Pasadena Dr	GR	LR-MU-CO-NP

Tract No.	Property	From	To
134	7115-7319 Burnet Rd, 7113 Burnet Rd (W 731.9 FT LESS 8880 SQ FT OF LOT 1 RONAN SUBD)	CS, GR	CS-CO-NP
135	7113 Burnet Rd (8880 SQ FT OF LOT 1 RONAN SUBD)	CS-1	CS-1-CO-NP
136	7113 Burnet Rd (E 247.9 SQ FT OF LOT 1 RONAN SUBD)	LO	LO-CO-NP
137	7101 Burnet Rd	GR-CO	GR-CO-NP
138	7001-7015 Burnet Rd	GR	GR-CO-NP
139	2106-2200 Cullen Ave	LO-CO	GR-MU-CO-NP
140	6901-6921 Burnet Rd	CS	CS-CO-NP
142	6909 Burnet Ln & 2000 Justin Ln (S 240.43 FT OF BLK 17 CRESTVIEW ADDN SEC 1)	SF-3	LO-NP
143	2000 Cullen Ave	MF-3, SF-3	MF-3-NP
145	1908-1916 Justin Ln	LO	LO-MU-NP
146	7100-7200 Woodrow Ave	CS	CS-CO-NP
147	6935 Ryan Dr	LI	CS-MU-CO-NP
148	910 Justin Ln	LI	P-NP
149	6926 N Lamar Blvd; 808 & 906 Justin Ln	LI, CS	CS-NP
150	7544 N Lamar Blvd	CS	CS-MU-CO-NP
151	813 Morrow St	CS	CS-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 a 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.
3. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 5. Tracts 101a, 105-111, 113-117, 119-122, 124-126, 130b, 133, 137-139, 145, 147, 149, and 150, and 151 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 6. Tracts 101 and 102 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 7. The Property 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 Tracts 101, 120, 128a, 130a, and 140:

Adult oriented businesses	Equipment sales
Commercial blood plasma center	Limited warehousing and distribution
Equipment repair services	Vehicle storage

2. The following uses are prohibited uses of Tracts 102, 129, 134, and 135:

Adult oriented businesses	Agricultural sales and services
Automotive rentals	Automotive sales
Bail bond services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Equipment repair services
Equipment sales	Kennels
Limited warehousing and distribution	Maintenance and service facilities
Monument retail sales	Outdoor entertainment
Pawn shop services	Vehicle storage

3. The following uses are prohibited uses of Tract 115:

Adult oriented businesses	Agricultural sales and services
Automotive rentals	Automotive sales
Bail bond services	Campground
Commercial blood plasma center	Convenience storage
Equipment repair services	Equipment sales
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monument retail sales
Outdoor entertainment	Pawn shop services
Vehicle storage	

4. The following uses are prohibited uses of Tract 103:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Funeral services	Exterminating services
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Service station

5. The following uses are conditional uses of Tracts 105, 107, 109, 110, 114-117, and 119:

Automotive rentals	Automotive sales
Automotive washing (of any type)	

6. The following uses are prohibited uses of Tract 106:

Bail bond services	Pawn shop services
--------------------	--------------------

7. The following uses are conditional uses of Tract 108:

Adult oriented businesses	Automotive washing (of any type)
Maintenance and service facilities	Commercial blood plasma center
Equipment sales	Equipment repair services
Limited warehousing and distribution	Vehicle storage

8. The following uses are prohibited uses of Tract 111:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Funeral services
Exterminating services	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	

9. The following uses are prohibited uses of Tract 112:

College and university facilities	Consumer convenience services
Financial services	Off-site accessory parking
Service station	

10. The following uses are conditional uses of Tracts 124 and 150:

Adult oriented businesses	Commercial blood plasma center
Equipment repair	Equipment sales
Limited warehousing and distribution	Vehicle storage

11. The following uses are prohibited uses of Tract 125:

Adult oriented businesses	Commercial blood plasma center
Equipment repair	Equipment sales
Limited warehousing and distribution	Vehicle storage
Cocktail lounge	Pawn shop services
Restaurant (general)	

12. The following uses are prohibited uses of Tract 126:

Adult oriented businesses	Kennels
Agricultural sales and services	Limited warehousing and distribution
Campground	Maintenance and service facilities
Construction sales and services	Outdoor entertainment
Commercial blood plasma center	Pawn shop services
Convenience storage	Service station
Equipment repair services	Equipment sales

13. The following uses are conditional uses of Tract 128b:

Adult oriented businesses	Equipment sales
Commercial blood plasma center	Vehicle storage
Equipment repair services	

14. The following uses are prohibited uses of Tracts 137 and 139:

Automotive rentals	Indoor entertainment
Automotive repair services	Indoor sports and recreation
Automotive sales	Outdoor entertainment
Hotel-motel	Pawn shop services

15. The following uses are prohibited uses of Tract 146:

Adult oriented businesses	Equipment repair services
Agricultural sales and services	Equipment sales
Art and craft studio (general)	Kennels
Automotive rentals	Limited warehousing and distribution
Automotive sales	Maintenance and service facilities
Automotive washing (of any type)	Monument retail sales
Building maintenance services	Pawn shop services
Campground	Transitional housing
Commercial blood plasma center	Transportation terminal
Construction sales and services	Vehicle storage
Convenience storage	Veterinary services
Electronic prototype assembly	

16. The following uses are prohibited uses of Tract 147:

Adult oriented businesses	Equipment repair services
Agricultural sales and services	Equipment sales
Art and craft studio (general)	Kennels
Automotive rentals	Laundry services
Automotive sales	Maintenance and service facilities
Automotive washing (of any type)	Monument retail sales
Building maintenance services	Pawn shop services
Campground	Transitional housing
Commercial blood plasma center	Transportation terminal
Convenience storage	Veterinary services
Electronic prototype assembly	Vehicle storage

17. The following uses are prohibited uses of Tract 151:

Adult oriented businesses	Equipment repair services
Agricultural sales and services	Equipment sales
Bail bond services	Kennels
Campground	Maintenance and service facilities
Convenience storage	Outdoor entertainment
Service station	Pawn shop services
Commercial blood plasma center	

18. Automotive washing (of any type) is a conditional use of Tract 106.

19. Pawn shop services use is a prohibited use of Tracts 101, 105, 107-110, 114, 116, 117, 119, 120, 124, 128, 130a, 130b, 138, and 140.
20. Drive-in service use is prohibited as an accessory use to a commercial use of Tracts 103, 111, 112, 146, and 147.
21. The following conditions apply to Tract 112:
 - A. The maximum building coverage is 40 percent.
 - B. The maximum floor-to-area (FAR) ratio is 0.35 to 1.0.
 - C. The maximum height of a building or structure is 30 feet from ground level.
 - D. A site plan or building permit for the property may not be approved, released, or issued, if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day for each lot.
22. The maximum height of a building or structure is 40 feet from ground level on Tracts 111, 137, 139, 146 and 147.
23. The maximum impervious cover is 75 percent per tract on Tracts 137 and 139.
24. The maximum floor-to-area (FAR) ratio is 0.5 to 1.0 on Tract 146.
25. The maximum number of dwelling units is 27.2 units per acre on Tracts 105-111, 114-117, 119 and 120.
26. A site plan or building permit for Tract 125 may not be approved, released, or issued, if the completed development or uses of the property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
27. The following condition applies to Tracts 103, 120, 122, 128, and 133-136:

A 50-foot wide vegetative buffer shall be provided and maintained along and adjacent to a property line that adjoins an urban family residence (SF-5) or more restrictive district. Improvements permitted within the buffer zone are limited to drainage,


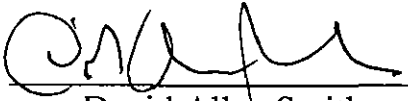
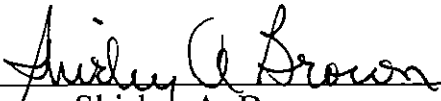
underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

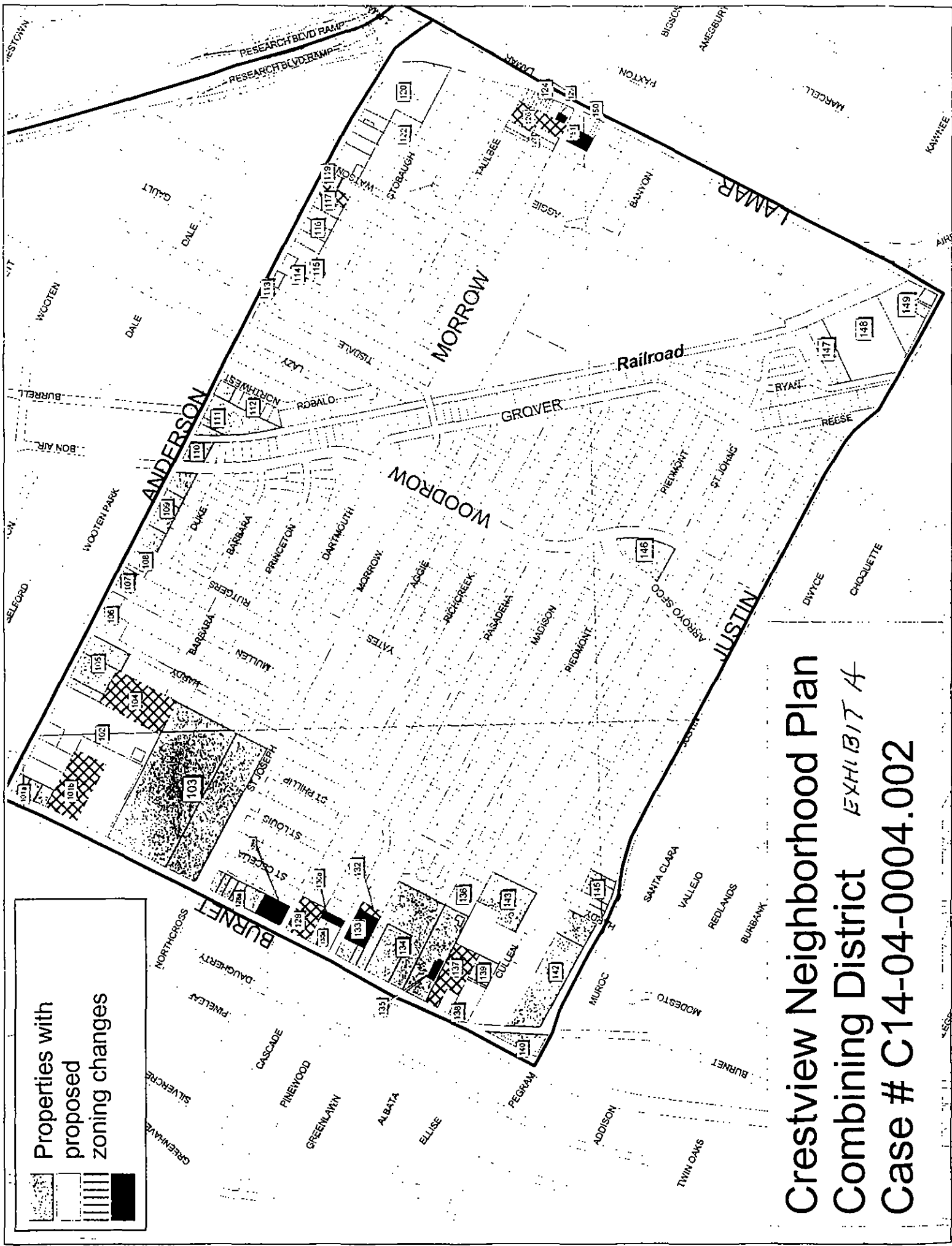
28. Off-site accessory parking use is prohibited on Tracts 137 through 139 for a use located in the community commercial (GR) or less restrictive district.
29. Vehicular access from Tracts 120 and 122 to Stobaugh Street is prohibited. All vehicular access to the tracts shall be from other adjacent public streets or through other adjacent property.
30. If Tract 139 is developed in conjunction with Tract 137 or Tract 138, then vehicular access from Tract 139 to Cullen Avenue is prohibited. All vehicular access to the tracts shall be from other adjacent public streets or through other adjacent property.

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.

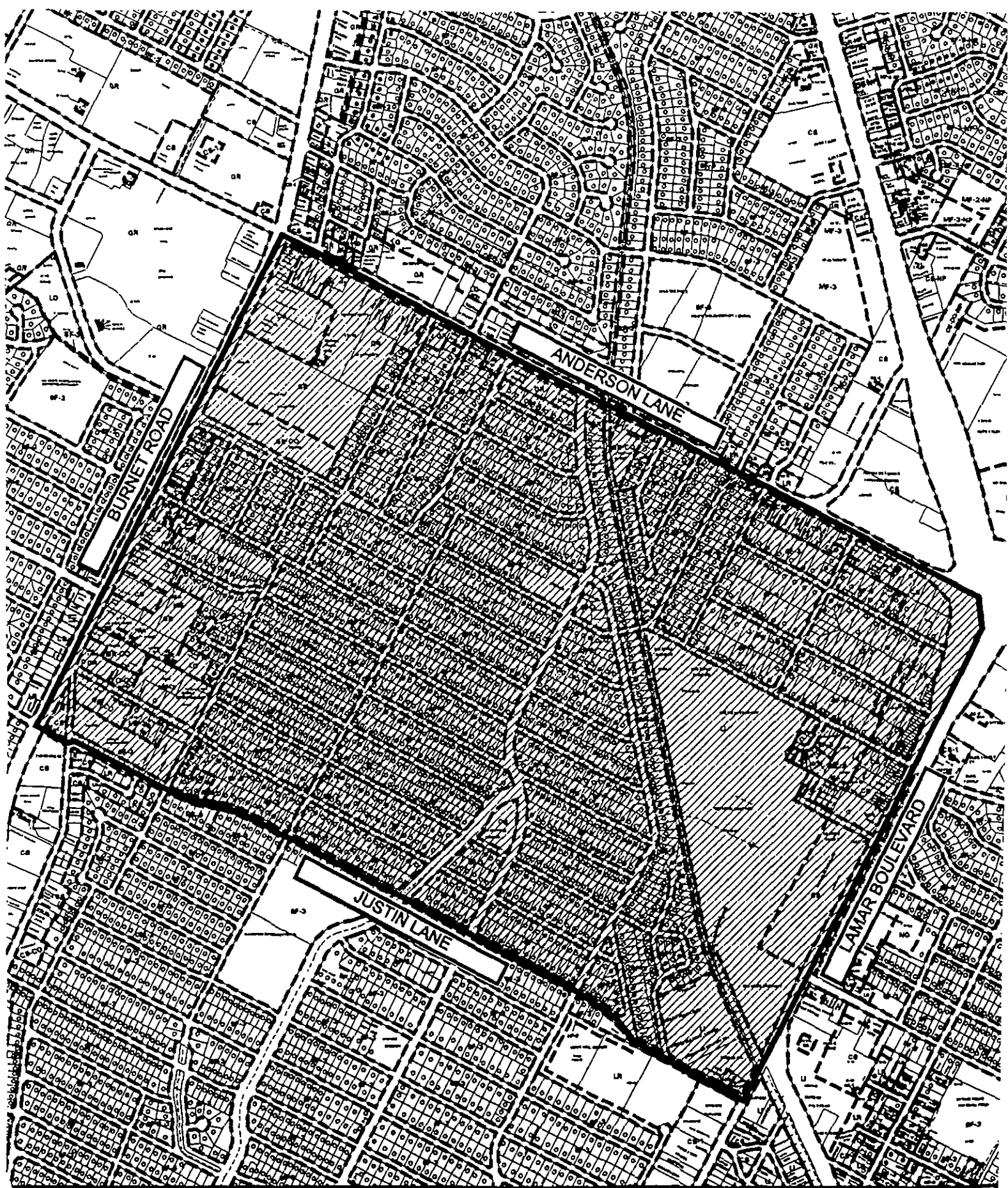
PART 8. This ordinance takes effect on April 12, 2004.


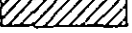
PASSED AND APPROVED

_____ April 1, 2004	§ § §	_____  Will Wynn Mayor
APPROVED: _____  David Allan Smith City Attorney	ATTEST: _____  Shirley A. Brown City Clerk	



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



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