

**ORDINANCE NO. 040513-33A**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,015 ACRES OF LAND GENERALLY KNOWN AS THE BRENTWOOD NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 137 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 137 tracts of land within the property described in Zoning Case No.C14-04-0012.001, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 1,015 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 includes, as follows,

Romeria-Gateway Subdistrict area includes the lots adjacent to Romeria Street between Lamar Boulevard and the Grover Drainage Channel, as shown on Exhibit "B",

generally known as the Brentwood neighborhood plan combining district, locally known as the area bounded by Justin Lane on the north, 45<sup>th</sup> Street on the south, Lamar Boulevard on the east and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "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 137 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, neighborhood office (NO) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining 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, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, and limited industrial services-conditional overlay (LI-CO) combining district to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-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-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, general commercial services-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	ADDRESS	FROM	TO
1	6425, 6507, 6515, 6539, 6549, 6555, 6601, 6701, 6724 & 6825 BURNET LN	CS	CS-MU-CO-NP
1	6706, 6717 & 6801 BURNET LN	CS-1	CS-MU-CO-NP
2	6507 BURNET RD	CS-1	CS-1-MU-CO-NP
3	6507 BURNET LN	CS-CO	CS-MU-CO-NP
3	6511, 6513, 6519, 6521, 6601, 6603, 6611, 6707, 6709, 6711, 6719, 6721, 6733, 6735 & 6801 BURNET LN & 2205 MUROC ST	CS	CS-MU-CO-NP
3	6519, 6521 & 6603 BURNET LN	SF-3	CS-MU-CO-NP
4	2001 JUSTIN LN	LO	LO-MU-NP
4	2005 JUSTIN LN, 2103, 2105, 2107, 2109 & 2201 MUROC ST	LR	LO-MU-NP
4	2201 MUROC ST	CS	LO-MU-NP
5	6804 & 6808 HARDY DR	LO	SF-3-NP

TRACT	ADDRESS	FROM	TO
6	2108 PAYNE AVE	SF-3	LO-MU-NP
7	6431 BURNET LN & 2107 PAYNE AVE	CS	LO-MU-NP
8	6415 & 6421 BURNET LN, 6205, 6225, 6311, 6313 & 6317 BURNET RD	CS	CS-MU-CO-NP
9	6001 BURNET RD	CS	CS-MU-CO-NP
10a	5801, 5819 & 5829 BURNET RD	CS	CS-MU-CO-NP
10b	5607, 5615 & 0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES, AKA 5701-5715 BURNET RD)	CS	CS-MU-CO-NP
10b	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES; footprint)	LI-CO	CS-MU-CO-NP
10c	5501, 5525, 5531 & 5605 BURNET RD	CS	CS-MU-CO-NP
10c	5501 & 5525 BURNET RD	CS-1	CS-MU-CO-NP
10d	0 BURNET RD (IMPS ONLY ON LOT 1-4 BLK 1 BROADACRES, AKA 1511 BURNET RD, footprint)	CS-1-CO	CS-1-MU-CO-NP
11	5605 BURNET RD	SF-3	LR-MU-CO-NP
12	5615 ADAMS AVE	LO	LR-MU-CO-NP
13	5609 & 5611 ADAMS AVE	CS	CS-MU-CO-NP
13	5613 ADAMS AVE	CS	CS-MU-CO-NP
15a	5425, 5435 & 5437 BURNET RD & 5500 CLAY AVE	CS	CS-MU-CO-NP
15c	5508 CLAY AVE	CS	CS-MU-CO-NP
16	5611 CLAY AVE	LO	SF-3-NP
17	1706 HOUSTON ST	LO	LO-MU-NP
18	1700 HOUSTON ST & 5504 JEFF DAVIS AVE	NO	SF-3-NP
18	1700 HOUSTON ST	MF-3	SF-3-NP
19	5502 & 5504 JIM HOGG AVE	MF-2	SF-3-NP
20	5508 JIM HOGG AVE	MF-2	SF-3-NP
21	5600 & 5602 JIM HOGG AVE	MF-2	MF-2-CO-NP
22	5513 JIM HOGG AVE	MF-2	SF-3-NP
23	5509 JIM HOGG AVE	MF-2	SF-3-NP
24	5624 & 5626 WOODROW AVE	SF-3	MF-3-NP
25	5807 WOODROW AVE	MF-3	SF-3-NP
26	5705 WOODROW AVE	CS	SF-3-NP
26	5705 & 5707 WOODROW AVE	MF-3	SF-3-NP
27	5612 ROOSEVELT AVE	LR	MF-3-NP
28	5513 WOODROW AVE	MF-3	SF-3-NP
29	5506 GROVER AVE	CS	MF-4-NP
30	5401 BURNET RD	CS	CS-MU-CO-NP
31a	5303, 5335 & 5343 BURNET RD	CS	CS-MU-CO-NP
31a	5335 BURNET RD	CS-1-CO	CS-MU-CO-NP
31a	5335 & 5353 BURNET RD	CS-1	CS-MU-CO-NP
31a	5343 BURNET RD	MF-3	CS-MU-CO-NP
31b	5401, 5403 & 5407 CLAY AVE	CS	CS-MU-CO-NP
31b	5401 CLAY AVE	SF-3	CS-MU-CO-NP
32	5400 JEFF DAVIS AVE	MF-3	GR-MU-CO-NP
32	5400 JEFF DAVIS AVE	CS-1	GR-MU-CO-NP

TRACT	ADDRESS	FROM	TO
33	1610 NORTH LOOP BLVD W	MF-3	CS-MU-CO-NP
33	1610 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
34	1510 NORTH LOOP BLVD W	LR	MF-3-NP
35	1402 NORTH LOOP BLVD W	NO	NO-MU-NP
35	1404 NORTH LOOP BLVD W	LO	NO-MU-NP
36	1407 NORTH LOOP BLVD W	LO	MF-3-NP
37	1505 NORTH LOOP BLVD W	LO	LO-MU-NP
38	1507 & 1511 NORTH LOOP BLVD W	LR	LR-MU-CO-NP
39	1509 NORTH LOOP BLVD W	LR-CO	LR-MU-CO-NP
40	5211 JIM HOGG AVE	CS	LO-MU-NP
40	5211 JIM HOGG AVE & 1508 NORTH ST	LR	LO-MU-NP
40	5213 & 5215 JIM HOGG AVE	SF-3	LO-MU-NP
41a	5220 JIM HOGG AVE (abutting front property line); & 5222 JIM HOGG AVE	MF-3	LR-MU-NP
41a	5222 JIM HOGG AVE	CS	LR-MU-NP
41a	5222 JIM HOGG AVE	LR	LR-MU-NP
41b	5220 JIM HOGG AVE ( abutting rear property line)	CS	CS-MU-CO-NP
42	0 (LOT 9 BLK 8 BROADACRES PLUS 1/2 OF ADJ VAC STREET), 5207, 5209, 5239, 5249 & 5255 BURNET RD, 1605 NORTH LOOP BLVD W & 1512 NORTH ST	CS	CS-MU-CO-NP
43	1510 NORTH ST	LR	LR-MU-NP
44	5101, 5111 & 5119 BURNET RD & 1509 NORTH ST	CS	CS-MU-CO-NP
45	1420 51 ST W, 1507 NORTH ST	LO	LO-MU-NP
45	1507 NORTH ST	GO	LO-MU-NP
46	1418 51 ST W	CS	SF-3-NP
47a	0 51 ST W (ABUTS ROW OF 51 ST W; IMPS ONLY ON LOT 9 LESS N5FT BLK 26 SMITH A F ADDN)	CS	GO-MU-CO-NP
47b	1415 51 ST W	LO	LO-MU-NP
47b	1415 51 ST W	GO	LO-MU-NP
48	5005 & 5011 BURNET RD, 5002 & 5004 WOODROW AVE	MF-3	SF-3-NP
49	4901 BURNET RD	GR	GR-MU-CO-NP
50a	5025 BURNET RD	CS	CS-MU-CO-NP
50b	5003, 5005 & 5011 BURNET RD	CS	CS-MU-CO-NP
50c	4901 & 4911 BURNET RD	CS	CS-MU-CO-NP
51	5006 GROVER AVE	LO	SF-3-NP
52	1201 49 1/2 ST W, 1200, 1304 & 1306 49 ST W & 4903 WOODROW AVE	LO	LO-MU-NP
52	1210 49 ST W	SF-3	LO-MU-NP
53	1201 & 1203 49 ST W	SF-3	LO-MU-NP
54	0 (LOT A BLACKSTOCK AND HAYES ADDN) & 4804 GROVER AVE	LO	LO-MU-NP
55	4800 GROVER AVE	LR-CO	LR-MU-CO-NP

TRACT	ADDRESS	FROM	TO
56a	4701, 4705, 4707, 4729, 4801 & 4805 BURNET RD	CS	CS-MU-CO-NP
56a	4705 BURNET RD (abutting Burnet Rd except 2800 sq.ft. building footprint)	LO	CS-MU-CO-NP
56b	4811 BURNET RD	CS	CS-MU-CO-NP
56b	4811 BURNET RD	SF-3	CS-MU-CO-NP
56c	4705 BURNET RD (approx. southern 2800 sq. ft. bldg footprint with 50' of lot abutting Burnet Rd)	CS-1	CS-1-MU-CO-NP
57	4701 BURNET RD	CS-CO	CS-MU-CO-NP
58	4700 GROVER AVE	LO	GO-MU-CO-NP
59a	801, 803 & 807 CAPITOL CT & 4926 LAMAR BLVD N	CS	CS-MU-CO-NP
59b	809 CAPITOL CT	CS	CS-MU-CO-NP
60	5000 LAMAR BLVD N	CS	CS-MU-CO-NP
61	5106, 5112, 5214, 5224 & 5240 LAMAR BLVD N, 813 & 815 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
62	902 NORTH LOOP BLVD W	CS	SF-3-NP
63	900 NORTH LOOP BLVD W	CS	LO-MU-NP
64a	5300 & 5304 LAMAR BLVD N, 814 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64b	0 (S20FT OF LOT 2A SEC 2 OF RESUB OF A PART OF LT 1 SKYLAND SUBD) & 833 HOUSTON ST, 5400 LAMAR BLVD N & 816 NORTH LOOP BLVD W	CS	CS-MU-CO-NP
64c	819 & 831 HOUSTON ST, 0 (LOT 5 RESUB OF LT 1A SEC 2 OF A RESUB OF PT OF LT 1 SKYLAND SUBD), 5412 & 5414 LAMAR BLVD N	CS	CS-MU-CO-NP
65	0 (LOT 1 HOUSTON STREET SUBD), 0 (LOT 3 HOUSTON STREET SUBD), 900 & 902 HOUSTON ST	SF-3	SF-6-NP
66	5527 SUNSHINE DR	LO	LO-MU-NP
67	5601 SUNSHINE DR	GR	GR-MU-NP
68a	820 HOUSTON ST, 5516, 5520 & 5528 LAMAR BLVD N	CS	CS-MU-CO-NP
68a	5516, 5520 & 5528 LAMAR BLVD N	CS-1	CS-MU-CO-NP
68b	826 HOUSTON ST & 5538 LAMAR BLVD N	CS	CS-MU-CO-NP
68b	5538, 5602, 5604, 5610 & 5624 LAMAR BLVD N & 805 STARK ST	CS-1	CS-MU-CO-NP
68c	5538 LAMAR BLVD N (footprint)	CS-1	CS1-MU-CO-NP
68c	5538 LAMAR BLVD N (footprint)	CS	CS1-MU-CO-NP
69	809 STARK ST	LO-CO	LO-MU-CO-NP
70	807 STARK ST	LO	LO-MU-NP
71	5630 LAMAR BLVD N	CS-1	CS-MU-CO-NP
72	5700 LAMAR BLVD N	CS-1	P-NP
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS	CS-MU-CO-NP

TRACT	ADDRESS	FROM	TO
73a	5900 & 5916 LAMAR BLVD N, 900 OLD KOENIG LN	CS-1	CS-MU-CO-NP
73b	0 (LOT 3 COOK-WALDEN ADDN), 5922, 6000, 6010 & 6100 LAMAR BLVD N	CS-1	CS-MU-CO-NP
73b	5922 LAMAR BLVD N	CS	CS-MU-CO-NP
74	6008 LAMAR BLVD N & 903 ROMERIA DR	CS	MF-3-NP
74	6008 LAMAR BLVD N	CS-1	MF-3-NP
77a	821 BRENTWOOD ST, 6508 & 6518 LAMAR BLVD N	CS-1	CS-MU-CO-NP
77b	0 (APPROX 1.45ACR OF LOT 2-3 RESERVOIR HEIGHTS), 0 (44X91FT OF LOT 3 RESERVOIR HEIGHTS), 6210, 6222, 6310, 6324, 6400, 6406 & 6416 LAMAR BLVD N, 814 & 824 ROMERIA DR, 0 WILD ST (E62.4FT OF LOT 14 BLK A WEST VIEW HEIGHTS)	CS-1	CS-MU-CO-NP
77c	6200 LAMAR BLVD N	CS-1	CS-1-MU-CO-NP
78	6528 & 6534 LAMAR BLVD N	CS-1	CS-1-MU-CO-NP
79a	6610, 6612, 6618, 6702, 6706 & 6712 LAMAR BLVD N	CS-1	CS-MU-CO-NP
79b	6714, 6808 & 6812 LAMAR BLVD N, 0 WILD ST (ABS 697 SUR 7 SPEAR G W ACR .29)	CS-1	CS-MU-CO-NP
79c	6808 LAMAR BLVD N (only building footprint as shown on Exh "D")	CS-1	CS-1-MU-CO-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1101 & 1103 JUSTIN LN	SF-3	MF-4-NP
80	0 (E TRI OF LOT 1 BLK 2 CRESTVIEW ADDN SEC 1), 1003, 1101 & 1103 JUSTIN LN	MF-3	MF-4-NP
80	1003 & 1103 JUSTIN LN	LR	MF-4-NP
81	0 (ABS 697 SUR 7 SPEAR G W ACR 8.24) & 6700 ARROYO SECO	SF-3	P-NP
82a	5902 LAIRD DR (abutting Koenig Ln W)	CS	GR-MU-NP
82b	5902 LAIRD DR (abutting Laird Dr)	CS	LR-MU-CO-NP
83	2010 KOENIG LN W	LR	LR-MU-CO-NP
84	1902, 1904, 1906, 1910, 2004 & 2008 KOENIG LN W	LO	LO-MU-NP
84	1908 KOENIG LN W	SF-3	LO-MU-NP
84	2000 & 2002 KOENIG LN W	GO-CO	LO-MU-NP
84	2000 KOENIG LN W	LR	LO-MU-NP
84	2006 KOENIG LN W	LO-CO	LO-MU-NP
85	1900 KOENIG LN W	LO	LR-MU-CO-NP
86	1806 KOENIG LN W	LR	LR-MU-CO-NP
87	1706, 1708, 1800, 1802 & 1804 KOENIG LN W	LR	LO-MU-NP
88	1700, 1702 & 1704 KOENIG LN W	CS	LR-MU-CO-NP
89	1703 PALO DURO RD	MF-3	NO-MU-NP
90	1701 PALO DURO RD	CS	LR-MU-CO-NP
91	1518 KOENIG LN W	SF-3	LR-MU-CO-NP

TRACT	ADDRESS	FROM	TO
92	1500, 1502, 1504, 1506, 1508, 1510, 1512 & 1514 KOENIG LN W	SF-3	LO-MU-NP
92	1514 KOENIG LN W	NO	LO-MU-NP
92	1516 KOENIG LN W	LO	LO-MU-NP
93a	1400 KOENIG LN W	GR-CO	GR-MU-CO-NP
93b	1406 & 1408 KOENIG LN W	LR	LR-MU-CO-NP
93b	1408 KOENIG LN W	SF-3	LR-MU-CO-NP
94	1200, 1206 & 1300 KOENIG LN W	GR	GR-MU-CO-NP
94	1306 KOENIG LN W	CS	GR-MU-CO-NP
94	1308 KOENIG LN W & 5903 WOODROW AVE	LR	GR-MU-CO-NP
95	1100 KOENIG LN W	CS	GR-MU-CO-NP
95	1102 & 1106 KOENIG LN W	GR	GR-MU-CO-NP
95	1108 & 1112 KOENIG LN W	LR	GR-MU-CO-NP
96	5908 AURORA DR	GR	LR-MU-CO-NP
96	5908 AURORA DR	CS	LR-MU-CO-NP
97	1006 KOENIG LN W	SF-3	GR-MU-CO-NP
97	1006 KOENIG LN W	CS	GR-MU-CO-NP
98	908 OLD KOENIG LN	SF-3	GR-MU-CO-NP
98	908 OLD KOENIG LN	CS	GR-MU-CO-NP
99a	5700 GROVER AVE	CS	CS-MU-CO-NP
99b	1303 KOENIG LN W	CS	CS-MU-CO-NP
100	5808 WOODROW AVE	SF-3, LR	LO-MU-NP
101a	1401 KOENIG LN W	LR	GR-MU-CO-NP
101b	1405 KOENIG LN W	LR	LR-MU-CO-NP
102	1501 KOENIG LN W	LO	LR-MU-CO-NP
103	1503, 1505, 1507, 1513, 1515, 1519, 1521, & 1523 KOENIG LN W	LO	LO-MU-NP
103	1509, 1511 & 1517 KOENIG LN W	SF-3	LO-MU-NP
104	1525 KOENIG LN W	LO	LR-MU-CO-NP
105	1615 & 1617 KOENIG LN W	LO	LR-MU-CO-NP
105	1601 KOENIG LN W	SF-3	LR-MU-CO-NP
106	1701 KOENIG LN W	LO	LR-MU-CO-NP
107a	1703, 1705, 1707, 1801, 1803, 1901, 1903, 1905, 1907 & 1909 KOENIG LN W	LO	LO-MU-NP
107a	1911 KOENIG LN W	SF-3	LO-MU-NP
107b	2003 KOENIG LN W	SF-3	LO-MU-CO-NP
107c	2005 KOENIG LN W 2007 KOENIG LN W	SF-3 NO	LO-MU-NP
108	4901 WOODROW AVE	LR	LR-MU-NP
109	1203 & 1209 49 ST W	MF-3	LO-MU-NP
109	1209, 1211, 1213, 1301 & 1307 49 ST W	SF-3	LO-MU-NP
110	5617 ADAMS AVE	LO	NO-MU-NP
111	2011 KOENIG LN W	SF-3	LO-MU-NP
112	1704 HOUSTON ST	NO	NO-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.** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 through 25-2-1463 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 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 6.** Urban home special use is permitted on lots in residential districts within the boundaries of Romeria Gateway Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

**PART 7.** Tracts 1 and 2 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 8.** 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 1, 10a, 10c, 15a, 2, 30, 31a, 41b, 42, 44, 50a, 50c, 56a, 56c, 57, 59a, 60, 61, 64a, 64c, 68a, 73a, 77a, 78 and 79a:

Agricultural sales and services	Campground
Commercial blood plasma center	Equipment repair services
Equipment sales	Kennels
Vehicle storage	

2. Construction sales and services use is a conditional use of Tracts 8, 9, 31b, 33, 50b, 56b, 59b, 64b, 68b, 71, 73b, 77b, 77c, 79b, and 79c.

3. The following uses are prohibited uses of Tract 10b and 10d:

Agricultural sales and services	Campground
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Outdoor entertainment
Outdoor sports and recreation	Commercial blood plasma center
Kennels	Vehicle storage

4. The following uses are prohibited uses of Tract 8, 9, 31b, 33, 50b, 56b, 59b, 64b, 68b, 71, 73b, 77b, 77c, 79b, and 79c:

Agricultural sales and services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Kennels	Outdoor entertainment
Outdoor sports and recreation	Vehicle storage

5. The following uses are prohibited uses of Tracts 32 and 49:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Drop-off recycling collection facilities
Exterminating services	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Plant nursery
Service station	

6. The following uses are prohibited uses of Tract 15c:

Agricultural sales and services	Art and craft studio (general)
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Building maintenance services	Campground
Commercial blood plasma center	Convenience storage
Commercial off-street parking	Drop-off recycling collection facilities
Electronic prototype assembly	Equipment repair services
Equipment sales	Exterminating services
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and services facilities
Monument retail sales	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Plant nursery
Service station	Funeral service
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Restaurant (general)
Restaurant (limited)	Theater
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

7. A general commercial services (CS) use that is 5,000 square feet or greater is a prohibited use of Tract 15c.

8. A general retail sales (general) use and a general retail sales (convenience) use for an area that exceeds 20,000 square feet of gross floor area is a prohibited use on Tracts 3, 15c, 32, and 49.

9. The following uses are prohibited uses of Tracts 11, 12, 38, 39, 82b, 83, 85, 86, 88, 91, 93b, 96, 101b, 102, 104, 105, and 106:

Service station	Off-site accessory parking
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10. The following uses are prohibited uses of Tract 93a:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Business or trade school
Business support services	Commercial off-street parking
Drop-off recycling collection facilities	Exterminating services

Funeral services  
Hotel-motel  
Indoor sports and recreation  
Outdoor entertainment  
Pawn shop services  
Research services  
Restaurant (limited)

General retail sales (general)  
Indoor entertainment  
Medical offices (exceeds 5000 s.f.)  
Outdoor sports and recreation  
Personal improvement services  
Restaurant (general)  
Theater

11. The following uses are prohibited uses of Tract 99a:

Agricultural sales and services  
Building maintenance services  
Convenience storage  
Laundry services  
Plant nursery  
Construction sales and services  
Electronic prototype assembly  
Equipment sales  
Vehicle storage  
Transitional housing

Art and craft studio (general)  
Campground  
Kennels  
Monument retail sales  
Custom manufacturing  
Commercial blood plasma center  
Equipment repair services  
Maintenance and service facilities  
Veterinary services  
Transportation terminal

12. The following uses are prohibited uses of Tract 99b:

Agricultural sales and services  
Building maintenance services  
Convenience storage  
Laundry services  
Construction sales and services  
Electronic prototype assembly  
Equipment sales  
Veterinary services  
Transportation terminal

Art and craft studio (general)  
Campground  
Kennels  
Monument retail sales  
Commercial blood plasma center  
Equipment repair services  
Maintenance and service facilities  
Transitional housing

13. Drive-in service is prohibited as an accessory use to commercial uses of Tracts 3, 11, 12, 15c, 38, 39, 82b, 83, 85, 86, 88, 90, 91, 93b, 96, 101b, 102, 104, 105, and 106.

14. The following uses are prohibited uses of Tract 101a:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Automotive sales
Business or trade school	Business support services
Commercial off-street parking	Communication services
Drop-off recycling collection facilities	Exterminating services
Funeral services	General retail sales (general)
Hospital services (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Research services	Theater

15. The following uses are conditional uses of Tract 101a:

Medical offices (exceeding 5000 sq. ft.)	Hospital services (limited)
Community recreation (private)	Community recreation (public)
Congregate living	Residential treatment

16. Private secondary educational facilities use is a prohibited use of Tract 107b.

17. The following uses are prohibited uses of Tract 94, 95, 97, 98, 99a, and 99b:

Drop-off recycling collection facility	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services

18. The following uses are prohibited uses of Tract 90:

Custom manufacturing	Financial services
Off-site accessory parking	Pet services
Plant nursery	Service station

19. The following uses are conditional uses of Tract 90:

College and university facilities	Private secondary educational facilities
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20. The following uses are conditional uses of Tracts 15c, 99a, and 99b:

Plant nursery	Custom manufacturing
---------------	----------------------

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

Agricultural sales and services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Campground	Commercial blood plasma center
Commercial off-street parking	Convenience storage
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Exterminating services
Kennels	Laundry services
Maintenance and service facilities	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	Vehicle storage

22. The following uses are prohibited uses of Tract 58:

Business or trade school	Business support services
Off-site accessory parking	Personal services
Restaurant (limited)	

23. The following uses are prohibited uses of Tract 47a:

Business or trade school	Business support services
Off-site accessory parking	Restaurant (limited)

24. The following conditions apply to Tracts 94, 95, 97, 98, 99a and 99b:

- A. The maximum height of a building or structure is 40 feet from ground level.
- B. A building or structure may not exceed a height of three stories.

25. The following condition applies to Tract 93a:

There shall be no more than one driveway approach from Tract 93A to Koenig Lane and another to Woodrow Avenue.

26. The following conditions apply to Tract 90:

- A. The maximum height of a building or structure is 35 feet from ground level.
- B. The minimum interior side yard setback is five feet.
- C. The minimum rear yard setback if five feet.
- D. The maximum building coverage is 50 percent.
- E. The maximum impervious cover is 70 percent.

27. The following conditions apply to Tract 21:

- A. The maximum height of a building or structure is 30 feet from ground level.
- B. The maximum number of dwelling units is 12 units per acre.

28. The following conditions apply to Tract 47a:

- A. The maximum height of a building or structure is 40 feet from ground level.
- B. The minimum front setback is 25 feet.

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 9.** This ordinance takes effect on May 24, 2004.

**PASSED AND APPROVED**

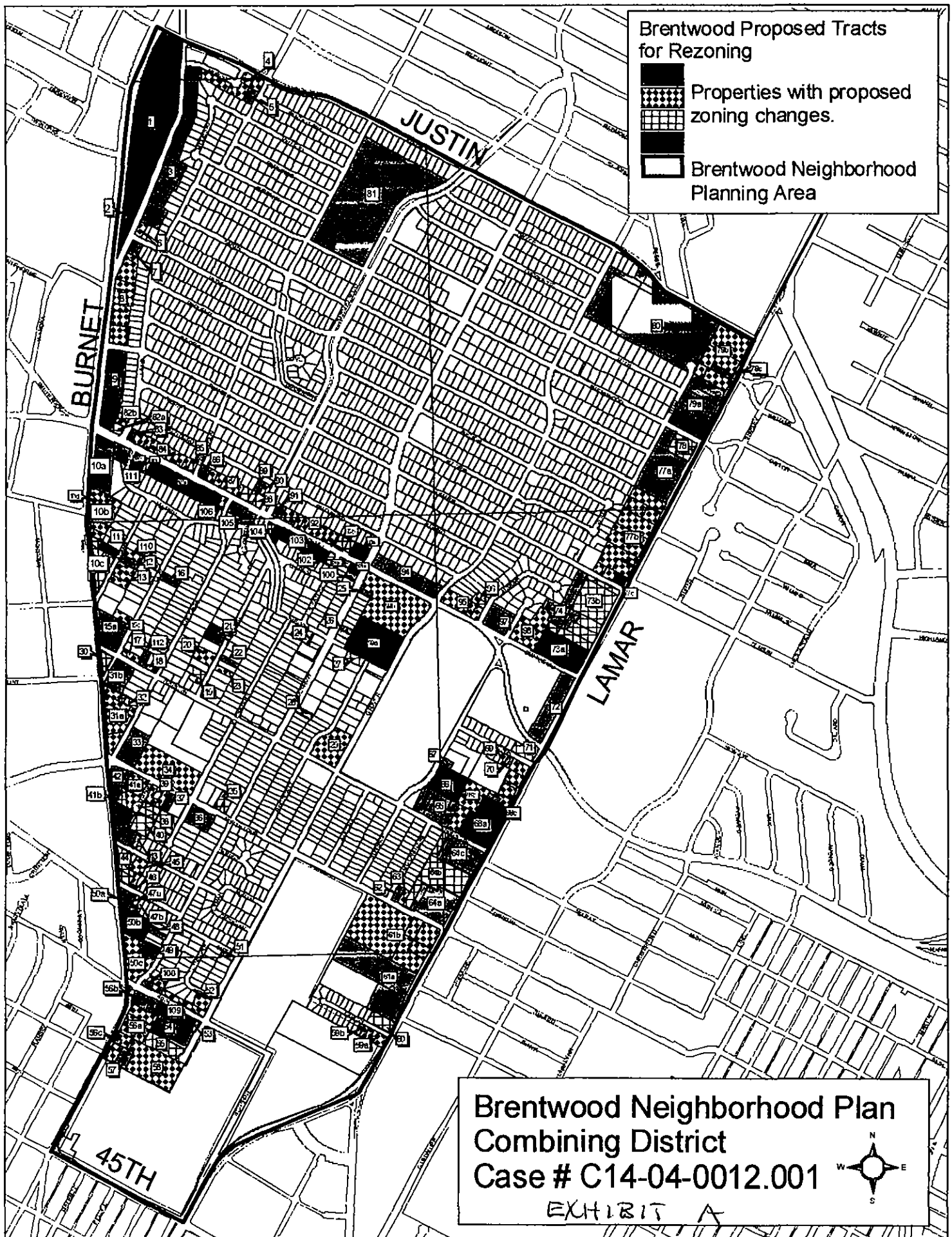
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May 13, 2004

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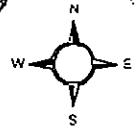
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk



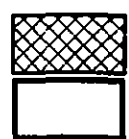
Brentwood - Highland Combined Planning Area  
Sub-districts  
CASE # C14-04-0012.001/.002



Highland North  
Sub-district

Brentwood: Romeria  
Gateway Sub-district

Highland South  
Sub-district



Sub-districts EXHIBIT B  
Planning area boundary

BURNET

JUSTIN

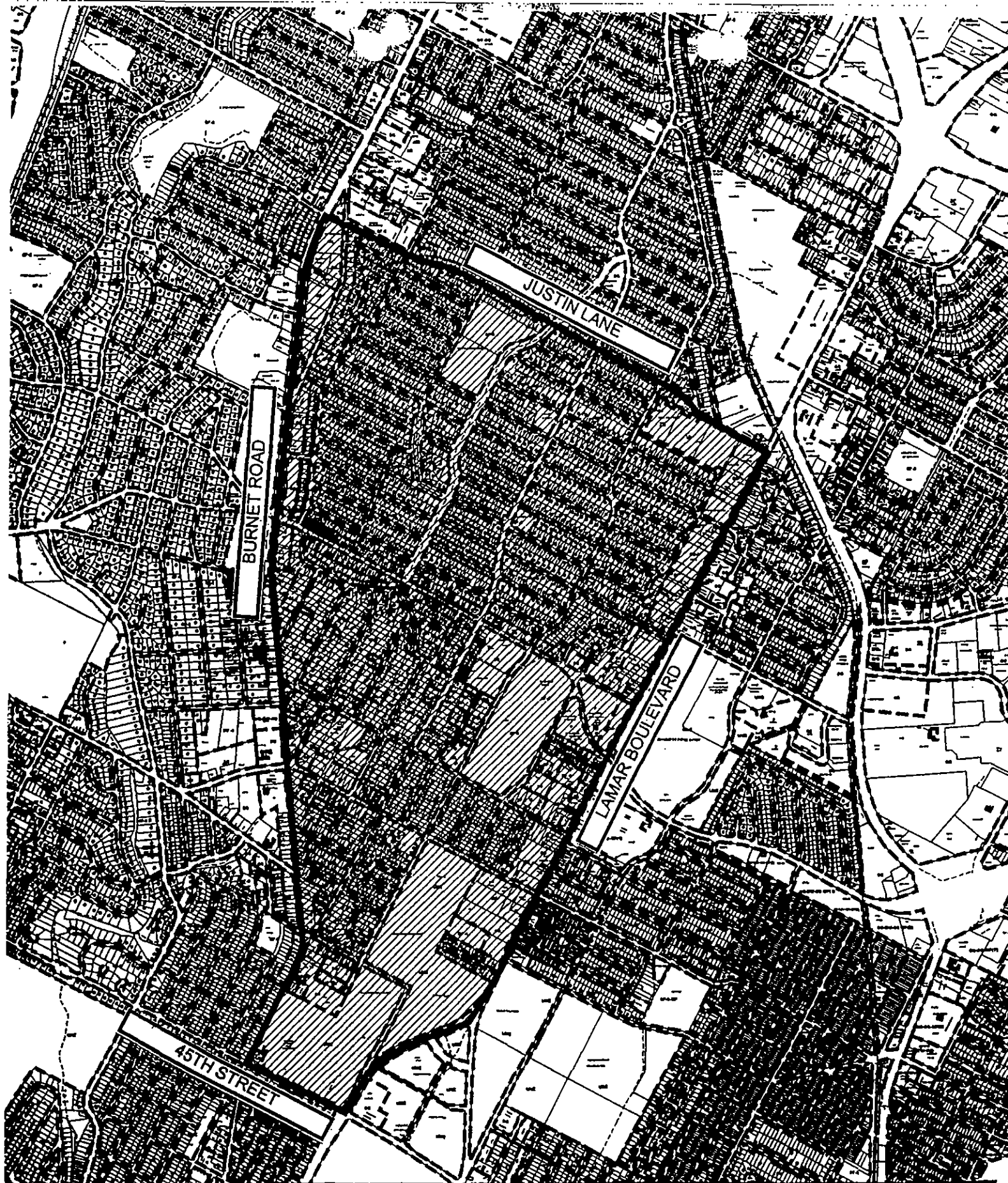
LAMAR

KOENIG

MIDDLE FISKVILLE

45TH









 1" = 1600'	SUBJECT TRACT 	ZONING EXHIBIT C		CITY GRID REFERENCE NUMBER 'J,K & L 26-2' 9
	PENDING CASE 			
	ZONING BOUNDARY 	ADDRESS: BRENTWOOD NEIGHBORHOOD	DATE: 04-01	
	CASE MGR: A. BEAUDET	PLAN SUBJECT AREA (acres): N/A	INTLS: SM	

EXHIBIT D

**FIELD NOTES**

**DESCRIPTION OF A 0.2688 ACRE TRACT LOCATED IN THE GEORGE SPEAR LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK 1, WALGREENS-YOM ADDITION, A SUBDIVISION OF RECORD IN BOOK 102, PAGE 347 OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.2688 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a ½-inch iron rod found in the west right-of-way (ROW) line of North Lamar Boulevard (ROW varies), same being the southeast corner of the said Lot 2, also being the northeast corner of Lot 1, St. Joseph Addition, a subdivision of record in Book 40, Page 5, Plat Records Travis County, Texas,, from which a ½ inch iron rod found bears, N29°46'43"E a distance of 200.01 feet, for the **POINT-OF-COMMENCING**;

**THENCE** with the common line of said Lot 2 and said Lot 1, N59°26'18"W a distance of 37.47 feet to a calculated point, from which a ½ inch iron rod found bears, N59°26'18"W a distance of 210.62 feet;

**THENCE** leaving said common line and crossing said Lot2, N30°33'42"E a distance of 12.14 feet, for the **POINT-OF-BEGINNING**;

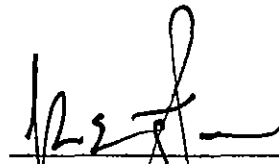
**THENCE** crossing the said Lot 2, the following thirty-six (36) courses and distances:

1. N60°06'06"W a distance of 184.98 feet to a calculated point,
2. N29°59'28"E a distance of 58.92 feet to a calculated point,
3. S60°20'57"E a distance of 1.88 feet to a calculated point,
4. S20°52'10"W a distance of 0.53 feet to a calculated point,
5. S60°17'45"E a distance of 27.98 feet to a calculated point,
6. N26°49'52"E a distance of 0.44 feet to a calculated point,
7. S58°15'36"E a distance of 1.94 feet to a calculated point,
8. S28°59'54"W a distance of 0.42 feet to a calculated point,
9. S60°16'40"E a distance of 28.10 feet to a calculated point,
10. N32°32'42"E a distance of 0.44 feet to a calculated point,
11. S58°27'52"E a distance of 1.92 feet to a calculated point,
12. S32°33'08"W a distance of 0.48 feet to a calculated point,
13. S62°39'36"E a distance of 0.58 feet to a calculated point,
14. N74°52'37"E a distance of 20.42 feet to a calculated point,
15. N34°20'35"E a distance of 1.00 feet to a calculated point,
16. S60°09'55"E a distance of 26.88 feet to a calculated point,
17. S34°19'02"W a distance of 1.00 feet to a calculated point,
18. S15°23'05"E a distance of 13.43 feet to a calculated point,
19. S61°07'19"E a distance of 0.55 feet to a calculated point,
20. N28°20'15"E a distance of 0.46 feet to a calculated point,

21. S60°00'41"E a distance of 1.97 feet to a calculated point,
22. S29°06'25"W a distance of 0.44 feet to a calculated point,
23. S60°11'17"E a distance of 21.10 feet to a calculated point,
24. N23°07'18"E a distance of 0.36 feet to a calculated point,
25. S60°54'23"E a distance of 1.97 feet to a calculated point,
26. S31°17'21"W a distance of 0.48 feet to a calculated point,
27. S60°08'57"E a distance of 21.00 feet to a calculated point,
28. N30°15'36"E a distance of 0.43 feet to a calculated point,
29. S60°28'16"E a distance of 1.96 feet to a calculated point,
30. S29°18'26"W a distance of 0.45 feet to a calculated point,
31. S60°08'04"E a distance of 11.59 feet to a calculated point,
32. N32°41'09"E a distance of 0.43 feet to a calculated point,
33. S59°15'18"E a distance of 1.95 feet to a calculated point,
34. S30°08'04"W a distance of 8.93 feet to a calculated point,
35. S60°13'51"E a distance of 9.49 feet to a calculated point, and
36. S29°51'10"W a distance of 54.98 feet to the **POINT-OF-BEGINNING**, and containing 0.2688 acres of land, more or less.

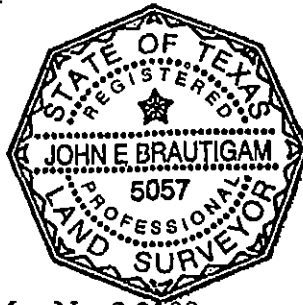
**BEARING BASIS:** Found Hilti Nail and ½-inch iron rod with Terra Firma cap for the west line of Lot 2 Block 1, Walgreens-Yom Addition, a subdivision of record in Book 102, Page 347, Plat Records, Travis County, Texas. Held called bearing of N29°30'50"E.

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2003, and is true and correct to the best of my knowledge and belief.



John E Brautigam  
Registered Professional Land Surveyor  
No. 5057-State of Texas

Delta Survey Group, Inc.  
8213 Brodie Lane Ste. 102  
Austin, Texas 78745  
(512) 282-5200



3/1/04  
Date

Tax Map No. 2 3109  
Mapscos Quad: Page 108, Grid K28

LINE	BEARING	DISTANCE
L1	S20°52'10"W	0.53'
L2	S60°17'45"E	27.98'
L3	N26°49'52"E	0.44'
L4	S58°15'36"E	1.94'
L5	S28°59'54"W	0.42'
L6	S60°16'40"E	28.10'
L7	N32°32'42"E	0.44'
L8	S58°27'52"E	1.92'
L9	S32°33'08"W	0.48'
L10	S62°39'36"E	0.58'
L11	N74°52'37"E	20.42'
L12	N34°20'35"E	1.00'
L13	S60°09'55"E	26.88'
L14	S34°19'02"W	1.00'
L15	S15°23'05"E	13.43'
L16	S61°07'19"E	0.55'
L17	N28°20'15"E	0.46'
L18	S60°00'41"E	1.97'
L19	S29°06'25"W	0.44'
L20	S60°11'17"E	21.10'
L21	N23°07'18"E	0.36'
L22	S60°54'23"E	1.97'
L23	S31°17'21"W	0.48'
L24	S60°08'57"E	21.00'
L25	N30°15'36"E	0.43'
L26	S60°28'16"E	1.96'
L27	S29°18'26"W	0.45'
L28	S60°08'04"E	11.59'
L29	N32°41'09"E	0.43'
L30	S59°15'18"E	1.95'
L31	S30°08'04"W	8.93'
L32	S60°13'51"E	9.49'
L33	S60°20'57"E	1.88'

**Delta Survey Group Inc.**

8213 Brodie Lane Ste. 102 Austin, TX 78745  
 offices (512) 282-5200 fax (512) 282-5230  
 WWW.DELTASURVEYGROUP.COM

QUAD Austin East

PROJECT Centercross

DWG. BLDG-B-SKETCH 03-01-04

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GEORGE SPEAR LEAGUE  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS  
 MARCH 2004



LOT 2, BLOCK 1  
 WALGREENS - YOM ADDITION  
 BOOK 102 PAGE 347  
 P.R.T.C.TX



GRAPHIC SCALE

1" = 40'

0.2688 ACRES

LOT 1  
 ST JOSEPH ADDITION  
 BOOK 40, PAGE 5  
 P.R.T.C.TX

## LEGEND

P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS  
 D.R.T.C.TX DEED RECORDS, TRAVIS COUNTY, TEXAS  
 • 1/2 INCH IRON ROD FOUND  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCING

SKETCH TO ACCOMPANY FIELD NOTES

