

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICTS ON APPROXIMATELY 669 ACRES OF LAND GENERALLY
4 KNOWN AS THE GEORGIAN ACRES NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICTS ON 40 TRACTS OF LAND.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 add a neighborhood plan (NP) combining district to each base zoning district within the
11 property, and to change the base zoning districts on 40 tracts of land within the property
12 (the "Property") described in Zoning Case No. C14-2010-0049, on file at the Planning and
13 Development Review Department, as follows:
14

15 Approximately 669 acres of land in the City of Austin, Travis County,
16 Texas, more particularly described and identified in the attached Exhibit
17 "A" (*the Tract Map*);
18

19 generally known as the Georgian Acres neighborhood plan combining district, locally
20 known as the area bounded by Rundberg Lane on the north, IH-35 on the east, U.S.
21 Highway 183 on the south and North Lamar Boulevard on the west, in the City of Austin,
22 Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).
23

24 Except as otherwise specifically provided in this ordinance, the existing base zoning
25 districts and conditions remain in effect.
26

27 **PART 2.** The base zoning districts for the 40 tracts of land are changed from interim-
28 family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence
29 low density (MF-2) district, multifamily residence medium density (MF-3) district,
30 neighborhood office (NO) district, limited office (LO) district, limited office-conditional
31 overlay (LO-CO) combining district, limited office-mixed use-conditional overlay (LO-
32 MU-CO) combining district, general office (GO) district, general office-conditional
33 overlay (GO-CO) combining district, neighborhood commercial (LR) district, community
34 commercial (GR) district, general commercial services (CS) district, general commercial
35 services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1)
36 district, and limited industrial service (LI) district, to family residence-neighborhood plan
37 (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan

(SF-6-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-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, general office office-vertical mixed use building-neighborhood plan (GO-V-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use- vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, community commercial-vertical mixed use building-conditional overlay-neighborhood plan (GR-V-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, commercial-liquor sales-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-V-CO-NP) combining district, and, commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
101	246681	9325 N LAMAR BLVD	CS	CS-V-CO-NP
	246676 (portion)	9315 N LAMAR BLVD		
		9311.5 N LAMAR BLVD		
		9313 N LAMAR BLVD		
		9311 N LAMAR BLVD		
		9307.5 N LAMAR BLVD		
		9309 N LAMAR BLVD		
		9307 N LAMAR BLVD		
	246675	9209 N LAMAR BLVD		
	246674	9207 N LAMAR BLVD		
		700.5 COOPER DR		
102	243096	8929 N LAMAR BLVD	GR	GR-V-CO-NP

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
103	243027	8911 N LAMAR BLVD	CS	CS-V-CO-NP
	243029 (portion)	8905 N LAMAR BLVD		
	243028 (portion)	8833 N LAMAR BLVD		
		8901 N LAMAR BLVD		
	243030	707 CARPENTER AVE		
	243031	611 CARPENTER AVE		
	241794 (portion)	8831 N LAMAR BLVD		
		8829 N LAMAR BLVD		
		8807 N LAMAR BLVD		
		8825 N LAMAR BLVD		
		8823 N LAMAR BLVD		
		8821 N LAMAR BLVD		
		8817 N LAMAR BLVD		
		8817.5 N LAMAR BLVD		
	243017 (portion)	8827 N LAMAR BLVD		
104	241794 (portion)	8807 N LAMAR BLVD	GR	GR-MU-V-CO-NP
		8803 N LAMAR BLVD		
	241792 (portion)	608 DEEN AVE		
105	241792 (portion)	710 DEEN AVE	LR	LR-MU-NP
106	241784	606 DEEN AVE	SF-3	NO-MU-NP
	241794 (portion)	8807 N LAMAR BLVD	NO	
107	241805	8745 N LAMAR BLVD	CS	CS-V-CO-NP
	241804	8741 N LAMAR BLVD		
	241803	8735 N LAMAR BLVD		
	241802	8729 N LAMAR BLVD		
	241801	8723 N LAMAR BLVD		
	241800	8715 N LAMAR BLVD		
	241799	8711 N LAMAR BLVD		
	241798	8703 N LAMAR BLVD		
		8701 N LAMAR BLVD		
108	241806	607 DEEN AVE A	GR	GR-V-CO-NP
109	241807	605 DEEN AVE	GO	GO-V-NP
110	241823	8631 N LAMAR BLVD	CS	CS-V-CO-NP
		8613 N LAMAR BLVD		
		8617 N LAMAR BLVD		
	241821	8607 N LAMAR BLVD		
	241820	8605 N LAMAR BLVD		
	241818 (portion)	706 BEAVER ST		
111	241819	8603.5 N LAMAR BLVD	CS-1	CS-1-V-CO-NP
		8603 N LAMAR BLVD		
112	241832	8543 N LAMAR BLVD	CS	CS-V-CO-NP
		8545 N LAMAR BLVD		
	241827	701 BEAVER ST		
	240428 (portion)	8513 N LAMAR BLVD		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
		8501 N LAMAR BLVD		
		8419 N LAMAR BLVD		
		8525 N LAMAR BLVD		
	240462	8415 N LAMAR BLVD		
	240463	8409 N LAMAR BLVD		
	240464	8407.5 N LAMAR BLVD		
		8407 N LAMAR BLVD		
	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD		
	240466	8405 N LAMAR BLVD		
240449	8321 N LAMAR BLVD			
113	240465 (portion)	LOT 4 C B P COMMERCIAL SUBD	MF-2	SF-3-NP
114	240440	LOT 5 C B P COMMERCIAL SUBD	MF-2	SF-3-NP
115	240447	8313 N LAMAR BLVD	CS	CS-V-NP
		8319 N LAMAR BLVD		
		8235 N LAMAR BLVD		
		8305 N LAMAR BLVD		
	240446 (portion)	8227 N LAMAR BLVD		
	237937	404.5 W POWELL LN		
		404 W POWELL LN		
	237936	214 W POWELL LN		
	237935	208 W POWELL LN		
	727383 (portion)	202 W POWELL LN		
204 W POWELL LN				
204.5 W POWELL LN				
116	240461 (portion)	8231 N LAMAR BLVD	LI	CS-NP
		8233 N LAMAR BLVD		
		8201 N LAMAR BLVD		
117	240451	606 W POWELL LN	SF-3	CS-NP
118	239650 (portion)	8071 N LAMAR BLVD	CS-1	CS-1-MU-V- CO-NP
119	239652	719 W POWELL LN	CS	CS-MU-V-CO- NP
	239653	8133 N LAMAR BLVD	LI	
	239654	8145 N LAMAR BLVD		
	237967	715 W POWELL LN	CS	
	237968	711 W POWELL LN		
	236966	619 W POWELL LN		
	237990	617 W POWELL LN		
	237989	615 W POWELL LN		
	237988	611 W POWELL LN		
	239648	8129 N LAMAR BLVD		
	239647	8101 N LAMAR BLVD		
	239646	8079 N LAMAR BLVD		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
	239650 (portion)	8071 N LAMAR BLVD	GR; CS	
		8071 N LAMAR BLVD		
		618.5 W ANDERSON LN WB		
	239649	NE TRI OF LOT 2 * LESS W 17.13 AV SANTA MARIA VILLAGE	CS	
	237954	8080 PURNELL DR		
	236507	400 W ANDERSON LN WB		
	237965	214 W WONSLEY DR		
	237964	210 W WONSLEY DR		
	237963	206 W WONSLEY DR		
	237962	204 W WONSLEY DR		
	237982	202 W WONSLEY DR		
	237981	200 W WONSLEY DR		
		200.5 W WONSLEY DR		
120	237953	501 W POWELL LN	CS	CS-V-NP
121	237949	102 W POWELL LN	GR	LR-NP
	237948	8212 GEORGIAN DR		
	237947	8216 GEORGIAN DR		
	237946	8222 GEORGIAN DR		
	237945	8226 GEORGIAN DR		
	237944	8230 GEORGIAN DR		
		8238 GEORGIAN DR		
8240 GEORGIAN DR				
122	238191	408 E WONSLEY DR	MF-3	LO-MU-NP
	238195	93.83X100FT ABS 789 SUR 57 WALLACE J P		
	238190	410 E WONSLEY DR		
	238197	501 E POWELL LN		
	238189	500 E WONSLEY DR		
		508 E WONSLEY DR		
123	238188	502 E WONSLEY DR	SF-3	LR-MU-NP
	238196	501 E POWELL LN		
	238192	503 E POWELL LN		
	238193	601 E POWELL LN	MF-3	
	238187	504 E WONSLEY DR		
	238186	602 E WONSLEY DR		
	238185	700.5 E WONSLEY DR		
		238199		
238198	8100 N IH 35 SVRD SB	CS; I-SF-3		
	8112.5 N IH 35 SVRD SB	CS		
	8114.5 N IH 35 SVRD SB			
238200	8120 N IH 35 SVRD SB	CS		
	8122.5 N IH 35 SVRD SB			
238203	8128.5 N IH 35 SVRD SB	CS-1		

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
		707.5 E POWELL LN	CS	
		8128 N IH 35 SVRD SB		
		8142 N IH 35 SVRD SB		
125A	238213	500 E POWELL LN	CS-CO	CS-CO-NP
125B	238212	600 E POWELL LN	CS	CS-CO-NP
	238211	700 E POWELL LN		
		8214 N IH 35 SVRD SB		
		8210 N IH 35 SVRD SB		
	238210	8200 N IH 35 SVRD SB		
	238208	8222.5 N IH 35 SVRD SB		
		8230 N IH 35 SVRD SB		
126	238214	8302 N IH 35 SVRD SB	CS	MF-3-CO-NP
127	238204	505 OERTLI LN	SF-3	SF-6-NP
	238207	511 OERTLI LN		
128A	239690	8312 N IH 35 SVRD SB	GR	CS-CO-NP
128B	568102	8408 N IH 35 SVRD SB	CS-CO	CS-CO-NP
128C	568101	8416 N IH 35 SVRD SB	CS	CS-CO-NP
129	239677	600 BARWOOD PK	LO	MF-3-NP
		601 BARWOOD PK		
		604.5 BARWOOD PK		
130	426174	606 BARWOOD PK	CS	CS-CO-NP
	426173	700.5 BARWOOD PK		
		8500 N IH 35 SVRD SB		
		8502.5 N IH 35 SVRD SB		
	426172	8610 N IH 35 SVRD SB		
131	239687	8618 N IH 35 SVRD SB	CS	MF-4-CO-NP
		8630 N IH 35 SVRD SB		
		8720.5 N IH 35 SVRD SB		
		8820 N IH 35 SVRD SB		
		8800 N IH 35 SVRD SB		
132	242067	9000 N IH 35 SVRD SB	SF-3	CS-CO-NP
	242066	9010 N IH 35 SVRD SB	CS	
		9014 N IH 35 SVRD SB		
		9038 N IH 35 SVRD SB		
	242065	9034 N IH 35 SVRD SB		
	243377	9038 N IH 35 SVRD SB		
	243378 (portion)	9106 CAPITOL DR		
243376	9120 N IH 35 SVRD SB			
133	243378 (portion)	9106 CAPITOL DR	GR	GR-CO-NP
	243375	601 MIDDLE LN		
134	243358	602 MIDDLE LN	LR	SF-3-NP
	243361	604 MIDDLE LN		
	243360	606 MIDDLE LN		
135	243345	700 MIDDLE LN	GR	GR-CO-NP

Tract #	TCAD Property ID	COA Address or Legal Description	From	To
	243367	9200 N IH 35 SVRD SB		
		9204 N IH 35 SVRD SB		
		9220 N IH 35 SVRD SB		
		9304.5 N IH 35 SVRD SB		
	243344	9318 N IH 35 SVRD SB		
	243357	505 E RUNDBERG LN		
	243356	503 E RUNDBERG LN		
136	243343	411 E RUNDBERG LN	LO	LR-MU-V-NP
	243342	409 E RUNDBERG LN	SF-3	
	243366	407 E RUNDBERG LN		
	243365	405 E RUNDBERG LN	GO-CO	
	243364	403 E RUNDBERG LN		
	243363	401 E RUNDBERG LN		
	243341	311 E RUNDBERG LN	LO	
		313 E RUNDBERG LN		
	244948	305 E RUNDBERG LN	SF-3	
	244947	301 E RUNDBERG LN		
137	244932	205 E RUNDBERG LN	LO-CO	LR-MU-V-NP
		9306.5 NORTH DR		
	244931	201 E RUNDBERG LN	LO	
	244930	105 E RUNDBERG LN	LO-MU-CO	
	244929	101 E RUNDBERG LN		

PART 3. 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:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front porch setback applies as set forth in Section 25-2-1602.

1 **PART 4.** The Property within the boundaries of the conditional overlay combining
2 district established by this ordinance is subject to the following conditions:

- 3
4 A. The following uses are conditional uses of Tracts 101, 102 – 104, 107, 108,
5 110 – 112, 118, and 119:

6
7 Automotive washing (of any type)
8 Automotive sales
9 Drive-in service as an accessory
10 use to a commercial use
11

Automotive repair services
Hotel-motel

- 12 B. A hotel-motel use is a conditional use of Tracts 124, 125B, 126, 128A, 128B,
13 128C, 130, 132, 133, and 135.
14

- 15 C. The following applies to Tract 125A.

- 16
17 1. A site plan or building permit for the Property may not be approved,
18 released, or issued, if the completed development or uses of the Property,
19 considered cumulatively with all existing or previously authorized
20 development and uses, generate traffic that exceeds 675 trips per day.
21
22 2. The maximum height for a building or structure is 40 feet from ground level.
23
24 3. A privacy fence shall be provided and maintained along the west and north
25 property lines.
26
27 4. A 50-foot wide undisturbed buffer shall be provided along the north property
28 line.
29
30 5. A 25-foot wide undisturbed buffer shall be provided on the west property
31 lines.
32
33 6. Improvements permitted within the buffers zone are limited to drainage,
34 underground utility improvements or those improvements that may be
35 otherwise required by the City of Austin or specifically authorized in this
36 ordinance.
37
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1
2
3 7. The following uses are conditional uses:

4
5 Hotel-motel
6 Theater
7 Convenience storage
8

Plant nursery
Construction sales & services

9 8. The following uses are prohibited uses:

10
11 Maintenance & service facilities
12 Automotive rentals
13 Automotive sales
14 Campground
15 Commercial off-street parking
16 Equipment sales
17 Funeral services
18 General retail sales (general)
19 Indoor sports and recreation
20 Laundry services
21 Monument retail sales
22 Outdoor entertainment
23 Pawn shop services
24 Restaurant (limited)
25 Service station
26 Veterinary services
27 Equipment repair services
28 Exterminating services
29 Public secondary educational facilities
30

Agricultural sales & services
Automotive repair services
Automotive washing (of any type)
Commercial blood plasma center
Drop-off recycling collection
facility
General retail sales (convenience)
Indoor entertainment
Kennels
Hospital services
Off-site accessory parking
Outdoor sports and recreation
Restaurant (general)
Transportation terminal
Vehicle storage
Private secondary educational
facilities
Community recreation (private)
Community recreation (public)

31 D. The following applies to Tract 128B.

32
33 A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37
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2
3 E. The following applies to Tract 131.
4

5 Redevelopment of the entire property shall require construction and
6 maintenance of a six-foot privacy fence and a vegetative buffer 50 feet wide
7 along the western portion of the property sufficient to insure privacy between
8 the tract and the existing single-family development adjacent to the tract.
9

10 Except as otherwise specifically restricted under this ordinance, the Property may be
11 developed and used in accordance with the regulations established for the respective base
12 districts, and other applicable requirements of the City Code.
13

14 **PART 5.** This ordinance takes effect on _____, 2010.
15

16
17 **PASSED AND APPROVED**
18

19
20
21 _____, 2010

§
§
§

22 Lee Leffingwell
23 Mayor
24

25
26 **APPROVED:** _____

Karen M. Kennard
Acting City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk
27
28