

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20111215-077, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE CRESTVIEW STATION DEVELOPMENT LOCATED AT THE INTERSECTION OF EASY WIND DRIVE AND MORROW STREET IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA WITHIN THE LAMAR BLVD/JUSTIN LANE TOD DISTRICT FROM TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO TRANSIT ORIENTED DEVELOPMENT-NEIGHBORHOOD PLAN (TOD-NP) COMBINING DISTRICT TO CHANGE A CONDITION OF ZONING.

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

PART 1. Ordinance No. 040415-50 as amended by Ordinance No. 20111215-077 and Ordinance No. 20121018-092 included the Crestview Station planned development area ("Crestview PDA") in the Crestview neighborhood plan and provided the use and site development regulations for Crestview PDA. In December of 2008, the Crestview PDA became part of the Lamar Blvd/Justin Lane TOD district station area plan under Ordinance No. 20081211-086.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from transit oriented development-neighborhood plan (TOD-NP) combining district to transit oriented development-neighborhood plan (TOD-NP) combining district on a portion of the property described in Zoning Case No. C14-2022-0031, on file at the Housing and Planning Department, as follows:

Lot 7, Crestview Station Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200700309, of the Official Public Records of Travis County, Texas,

locally known as the intersection of Easy Wind Drive and Morrow Street (the "Property") in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit 'A'**.

PART 3. Ordinance No. 20111215-077 prohibited vehicular to Morrow Street except for emergency vehicular use.

PART 4. Part 3, Section D. of Ordinance No. 20111215-077 is amended to read as follows:

Subsection 25 of Part 6 does not apply to the current Lot 7 Property. ~~Vehicular access to Morrow Street is prohibited except for emergency vehicular use.~~ Bicycle and pedestrian access is allowed from the current Lot 7 Property to Morrow Street

PART 5. In all other respects the terms and conditions of Ordinance No. 20111215-077 remain in effect.

PART 6. Except as specifically restricted under this ordinance, the Property shall be developed and used in accordance with the Lamar Blvd./Justin Lane Transit Oriented District as established by Ordinance No. 20081211-086 and other applicable requirements of the City Code.

PART 7. The Property is subject to Ordinance No. 040401-32B that established zoning for the Crestview Neighborhood Plan.

PART 8. This ordinance takes effect on _____, 2022.

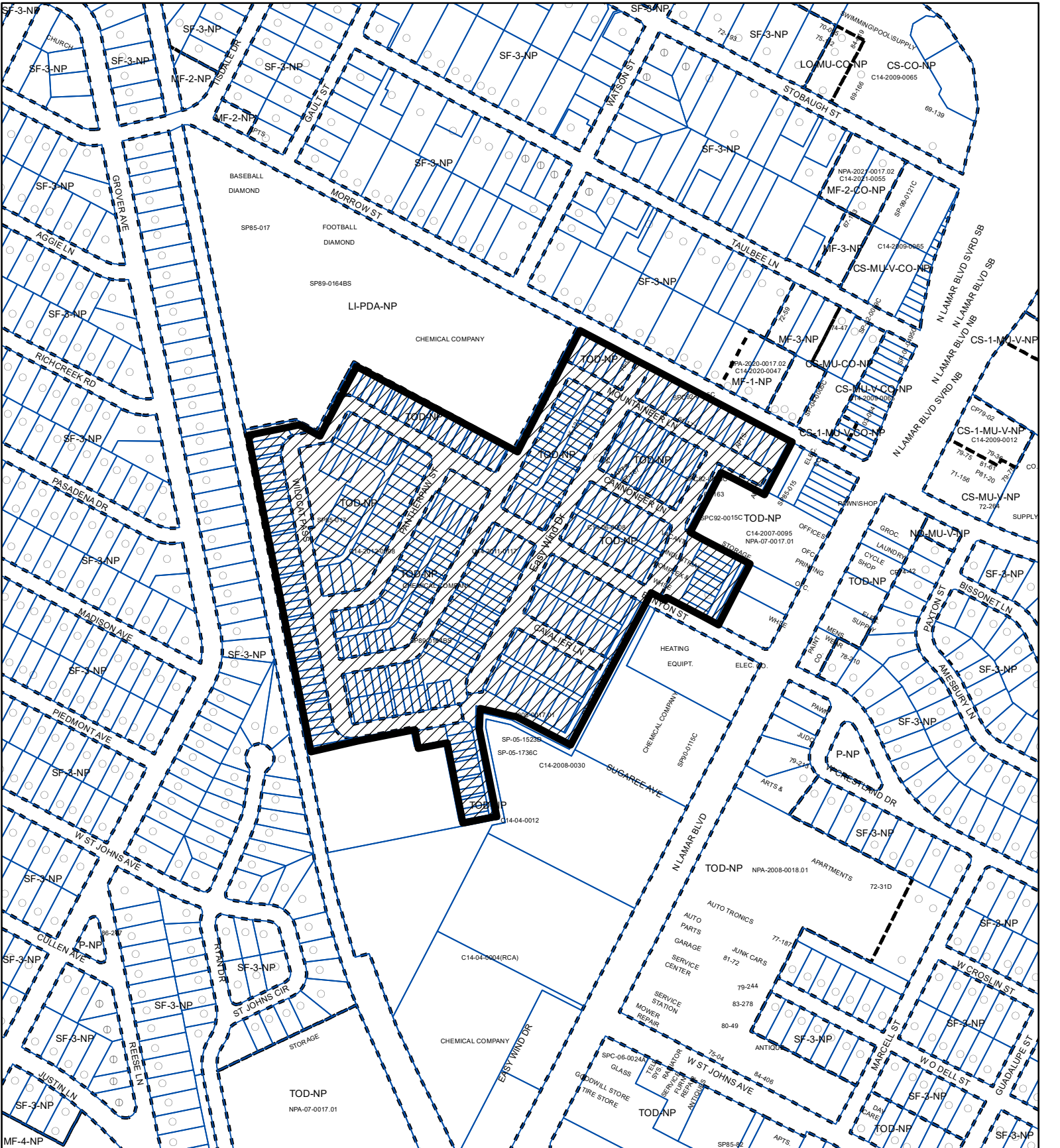
PASSED AND APPROVED

§§

_____, 2022

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2022-0031

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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