

Z-2

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 601.29 ACRES OF LAND GENERALLY
4 KNOWN AS THE SWEETBRIAR NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICTS ON 43 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 43 tracts of land within the property
12 described in Zoning Case No. C14-05-0105 on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Approximately 601.29 acres of land in the City of Austin, Travis County, Texas,
16 more particularly described and identified in the attached Exhibit "A" incorporated
17 into this ordinance, (the "Property"), and as follows,

18
19 North Bluff Subdistrict area generally located along North Bluff Drive
20 and Croy Lane; Pleasant Hill Elementary School is not included in the
21 subdistrict as shown on Exhibit "B",

22
23 generally known as the Sweetbriar neighborhood plan combining district, locally known as
24 the area bounded by Stassney Lane on the north, IH-35 on the east, William Cannon Drive
25 on the south, and South 1st Street on the west, in the City of Austin, Travis County, Texas,
26 and generally identified in the map attached as Exhibit "C".

27
28 Except as provided in this ordinance, the existing base zoning districts and conditions
29 remain in effect.

30
31 PART 2. The base zoning districts for the 43 tracts of land are changed from rural
32 residence (RR) district, family residence (SF-3) district, townhouse and condominium
33 residence conditional overlay (SF-6-CO) combining district, multifamily residence low
34 density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily
35 residence low density conditional overlay (MF-2-CO) combining district, multifamily
36 residence medium density conditional overlay (MF-3-CO) combining district, limited
37 office (LO) 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, warehouse limited office (W/LO) district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district, to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, mobile home residence-neighborhood plan (MH-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, general office-mixed use-conditional overlay-neighborhood plan (GO-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-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, and commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, as more particularly described and identified in the chart below:

| TRACT NO | ADDRESS | FROM | TO |
|----------|---|----------|---------------|
| 200 | 501, 603, 605, 607, 609, & 611 W STASSNEY LN | LR | GR-MU-CO-NP |
| 203 | 5605 S 1st St (HEBEL A O SUBD LOT 1&2) | SF-6-CO | GO-MU-CO-NP |
| 205 | 301 W Stassney Ln | GR, MF-3 | CS-MU-CO-NP |
| 206 | 201 W Stassney Ln | GR, MF-3 | CS-MU-CO-NP |
| 207 | 107 & 119 W Stassney Ln | CS-1 | CS-1-MU-CO-NP |
| 209 | 5604 & 5806 S Congress Ave | CS, SF-3 | CS-MU-CO-NP |
| 211 | 5700 & 5708 S Congress | CS, GR | GR-MU-CO-NP |
| 212 | 0 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 0.896); 5800 & 5804 S Congress Av | SF-3 | GR-MU-CO-NP |
| 215 | 0 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 0.292) | SF-3 | GR-MU-CO-NP |
| 216 | 5701, 5703, 5705, 5707, 5709, 5711, 5801, 5803, 5805, 5807, 5809, 5811, 5813, 5901, 5903, 5905, 5907 South 1st St; 610 Flourmoy | SF-3 | LO-MU-NP |
| 217 | 6008, 6005, 6007, 6011, 6013 S 1st St; 604 Blueberry Hill; 611 Flourmoy Dr | SF-3 | LO-MU-NP |
| 218 | 6311 S 1st St (EBERHART VILLAGE LOT 1A) | GR | GR-MU-CO-NP |
| 219 | 512 Eberhart Ln | GR | SF-6-NP |
| | 6401 S 1st St | GR | GR-MU-CO-NP |

| TRACT NO | ADDRESS | FROM | TO |
|----------|--|-------------------|---------------|
| 220 | 505 & 507 Eberhart Ln | MF-2 | GR-MU-CO-NP |
| 221 | 6509 S 1st St; (BUCKINGHAM EAST SEC 1 LOT 2); 320 W William Cannon Dr; 500-534 (even only) ; 616 W William Cannon Dr | W/LO, GR, LO | CS-MU-CO-NP |
| 222 | 500-534 (even only) W William Cannon Dr; [footprint: 2900.127 sq.ft.] | CS-1 | CS-1-MU-CO-NP |
| 224 | 6400 - 6534 S Congress Ave (even only) | LI-CO, CS, GR, LR | GR-MU-CO-NP |
| 225 | 6400-6438 S Congress Ave (even only) | GR | GR-MU-CO-NP |
| 226 | 6702 S Congress Ave (LOT 22-A * RESUB OF BUCKINGHAM RIDGE SEC 3) | GR | GR-MU-CO-NP |
| 227 | 6702 S Congress Ave; [footprint: 1500.355 sq. ft.] | CS-1 | CS-1-MU-CO-NP |
| 230 | 110 E. William Cannon Dr. | GR | GR-MU-CO-NP |
| 231 | 0 S Congress Ave [PART] (SAN ANTONIO ROAD ADDN LOT 7-21) | LR, GR | GR-MU-CO-NP |
| 232 | 6401 S Congress Ave [PART] (SAN ANTONIO ROAD ADDN LOT 1-6 BLK A *LESS .44 ACR) | LR-CO | LR-MU-CO-NP |
| 235 | 6504 - 6607 (odd only) Circle S Road; 304 E William Cannon Dr | GR, LR, LO | GR-MU-CO-NP |
| 237 | 6405, 6415, 6419, 6421, 6501, & 6503 Circle S Rd | SF-3 | SF-6-NP |
| 240 | 813 North Bluff Dr | GR | GR-MU-CO-NP |
| 241 | 106 & 814 North Bluff Dr | SF-3 | LR-MU-CO-NP |
| 242 | 500 North Bluff Dr | SF-3 | LR-MU-CO-NP |
| 243 | 6201 Crow Ln | SF-3 | LO-MU-NP |
| 245 | 313 North Bluff Dr (CANNON W ABS 6 SUR 19 ACR 1.64); 401, 421, 501, 507 & 601 North Bluff Dr | SF-3 | SF-3-NP |
| 252 | 6204-6224 Crow Ln (even only) | SF-3 | SF-3-NP |
| 253 | 304 & 312 North Bluff Dr | SF-3 | LR-MU-NP |
| 255 | 6119 S Congress Ave (PART; SEE ALSO 260) (DAVIS R O ADDN REVISED 6.337 ACR OF LOT B, MORE OR LESS) | SF-3 | MH-NP |
| 256 | 212 North Bluff Dr | SF-3 | LR-MU-NP |
| 258 | 6219 S Congress Ave (DAVIS R O ADDN REVISED 2.32 ACR OF LOT B); 200 North Bluff Dr | GR-CO | GR-MU-CO-NP |
| 259 | 6201 S Congress Ave | GR-CO | GR-MU-CO-NP |
| 260 | 6111 S Congress Ave (PART; SEE ALSO 255) (DAVIS R O ADDN REVISED 1.769 ACR OF LOT B, MORE OR LESS) | SF-3 | GR-MU-CO-NP |

| TRACT NO | ADDRESS | FROM | TO |
|----------|--|---------------------|-------------|
| 264 | 5607 (FLOURNOYS EAST CANNON W LOT A *LESS NW TRI ABS 6 SUR 19 ACR .116) & 5609 (FLOURNOYS EAST SEC 2 LOT 1) S Congress Ave; 0 Stassney (CANNON W 155 X 35 AV OF ABS 6 SUR 19); 0 (CANNON W ABS 6 SUR 19 ACR .52) Stassney Ln | CS, LO, RR | CS-MU-CO-NP |
| 265 | 5711 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 2.117, MORE OR LESS) | GR, LO | GR-MU-CO-NP |
| 266a | 5711 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 7.76 MORE OR LESS) | MF-2-CO, GR, LO, CS | GR-MU-CO-NP |
| 266b | 501 E Stassney Ln | MF-3-CO | GR-MU-CO-NP |
| 267 | 615 - 645 E Stassney Ln (odd only) | GR-CO | GR-MU-CO-NP |
| 268 | 5701 S Congress Ave | GR, CS | GR-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:

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 North Bluff Subdistrict:

Front porch setback applies as set forth in Section 25-2-1602 of the Code.

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2 **PART 6.** Except for the North Bluff Subdistrict area, the following applies to a single-
3 family residential use, a duplex residential use, or a two-family residential use within the
4 boundaries of the NP combining district:
5

6 Impervious cover and parking placement restrictions apply as set forth in Section 25-
7 2-1603 of the Code.
8

9 **PART 7.** Cottage special use is permitted on lots in residential districts within the
10 boundaries of the North Bluff Subdistrict as set forth in Section 25-2-1442 through 25-2-
11 1444 of the Code.
12

13 **PART 8.** Urban home special use is permitted on lots in residential districts within the
14 boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1422 through 25-2-
15 1424 of the Code.
16

17 **PART 9.** Secondary apartment special use is permitted on lots in residential districts
18 within the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1462
19 through 25-2-1463 of the Code.
20

21 **PART 10.** Corner store special use is permitted on lots in residential districts within the
22 boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1482 through 25-2-
23 1485 of the Code.
24

25 **PART 11.** Residential infill special use is permitted on lots in residential districts within
26 the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1532 through 25-
27 2-1534 of the Code.
28

29 **PART 12.** Tracts 200, 203, 205-207, 209, 211-212, 215-217, 219-222, 224-227, 230-232,
30 235, 240-243, 252-254, 256, 258-260, 264-265, 266a, 266b, and 267-268 may be
31 developed as a neighborhood mixed use building special use as set forth in Sections 25-2-
32 1502 through 25-2-1504 of the Code.
33

34 **PART 13.** Tracts 200, 205-207, 212, 217, 219-222, 224-227, 230-232, 235, 252-253, 256,
35 258-259, 264-265, 266a, 266b, and 267-268 may be developed as a neighborhood urban
36 center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.
37
38
39
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PART 14. 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 203 to Glen Meadow Drive is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property. Pedestrian access shall be maintained from the tract to Glen Meadow Drive.
2. Development of Tract 203 may not exceed a density of 17 residential units per acre.
3. A site plan or building permit for Tract 266a may not be approved, released, or issued, if the completed development or uses of the tract, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
4. The following uses are prohibited uses of Tracts 200, 206, 207, 209, 211, 212, 217, 219, 220, 221, 222, 224, 226, 227, 230, 231, 235, 259, 260, and 265:

Pawn shop services
Automotive washing (of any type)
Automotive sales

5. Automotive sales use and pawn shop services use are prohibited uses of Tract 205.
6. Automotive sales use and automotive washing (of any type) use are prohibited uses of Tract 225.
7. Pawn shop services use may not exceed a building footprint of 4500 square feet on Tract 225.
8. Vehicular access from Tract 231 and 232 to Eberhart Lane and Circle S Road is prohibited. All vehicular access to the tracts shall be from other adjacent public streets or through other adjacent property.

9. The following uses are prohibited uses of Tract 242:

Administrative and business offices
Off-site accessory parking
Printing and publishing

Medical offices
Plant nursery

1 10. Pawn shop services use and automotive washing (of any type) use are prohibited uses
2 of Tracts 258 and 268.
3

4
5 11. The following uses are prohibited uses of Tracts 266a, 266b, and 267:
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7 Automotive sales
8 Automotive repair services
9 Pawn shop services

Automotive rentals
Automotive washing (of any type)

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11
12 12. Development of Tracts 266a and 266b may not exceed a density of 20.1 residential
13 units per acre.
14

15 Except as specifically restricted under this ordinance, the Property may be developed and
16 used in accordance with the regulations established for the respective base districts and
17 other applicable requirements of the City Code.
18

19 **PART 15.** This ordinance takes effect on _____, 2005.
20

21
22 **PASSED AND APPROVED**

23
24
25
26 _____, 2005

Will Wynn
Mayor

27
28
29
30 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



Sweetbriar Neighborhood Planning Area: Subdistricts

CASE #
C-14-05-0105



| | | | | | |
|--|----------------------------------|---|-------------|--|--|
|  1" = 1000' | SUBJECT TRACT |  | ZONING | | CITY GRID REFERENCE NUMBER G16-17 H16 |
| | PENDING CASE | | | | |
| | ZONING BOUNDARY | ----- | | | |
| | CASE #: C14-05-0105 | | DATE: 05-07 | | |
| | ADDRESS: SWEETBRIAR NEIGHBORHOOD | | INTLS: SM | | |
| PLANNING AREA | | | | | |
| SUBJECT AREA (acres): N/A | | | | | |