

ORDINANCE NO. 20050818-Z002

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 601.29 ACRES OF LAND GENERALLY KNOWN AS THE SWEETBRIAR 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. C14-05-0105, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 601.29 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 as follows,

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

generally known as the Sweetbriar neighborhood plan combining district, locally known as the area bounded by Stassney Lane on the north, IH-35 on the east, William Cannon Drive on the south, and South 1st Street 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 43 tracts of land are changed from rural residence (RR) district, family residence (SF-3) district, townhouse and condominium residence—conditional overlay (SF-6-CO) combining district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence low density—conditional overlay (MF-2-CO) combining district, multifamily residence medium density—conditional overlay (MF-3-CO) combining district, limited 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; 5605 S 1st St (HEBEL A O SUBD LOT 1&2)	LR	GR-MU-CO-NP
203	301 W Stassney Ln	SF-6-CO	GO-MU-CO-NP
205	201 W Stassney Ln	GR, MF-3	CS-MU-CO-NP
206	107 & 119 W Stassney Ln	CS-1	CS-1-MU-CO-NP
207	5604 & 5606 S Congress Ave	CS, SF-3	CS-MU-CO-NP
209	5700 & 5708 S Congress	CS, GR	GR-MU-CO-NP
211	0 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 3.396); 5800 & 5804 S Congress Av	SF-3	GR-MU-CO-NP
212	0 S Congress Ave (CANNON W ABS 6 SUR 19 ACR 6.292)	SF-3	GR-MU-CO-NP
215	5701, 5703, 5705, 5707, 5709, 5711, 5801, 5803, 5805, 5807, 5809, 5811, 5813, 5901, 5903, 5905, 5907 South 1st St; 610 Flournoy	SF-3	LO-MU-NP
216	6003, 6005, 6007, 6011, 6013 S 1st St; 604 Blueberry Hill; 611 Flournoy Dr	SF-3	LO-MU-NP
217	6311 S 1st St (EBERHART VILLAGE LOT 1A)	GR	GR-MU-CO-NP
218	512 Eberhart Ln	GR	SF-6-NP
219	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 .044 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.

PART 6. Except for the North Bluff Subdistrict area, 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:

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

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

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

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

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

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

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

PART 13. Tracts 200, 205-207, 212, 217, 219-222, 224-227, 230-232, 235, 252-253, 256, 258-259, 264-265, 266a, 266b, and 267-268 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 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	Medical offices
Off-site accessory parking	Plant nursery
Printing and publishing	

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

11. The following uses are prohibited uses of Tracts 266a, 266b, and 267:

Automotive sales

Automotive rentals

Automotive repair services

Automotive washing (of any type)

Pawn shop services

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

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 15. This ordinance takes effect on August 29, 2005.

PASSED AND APPROVED

_____, August 18, 2005

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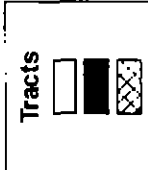
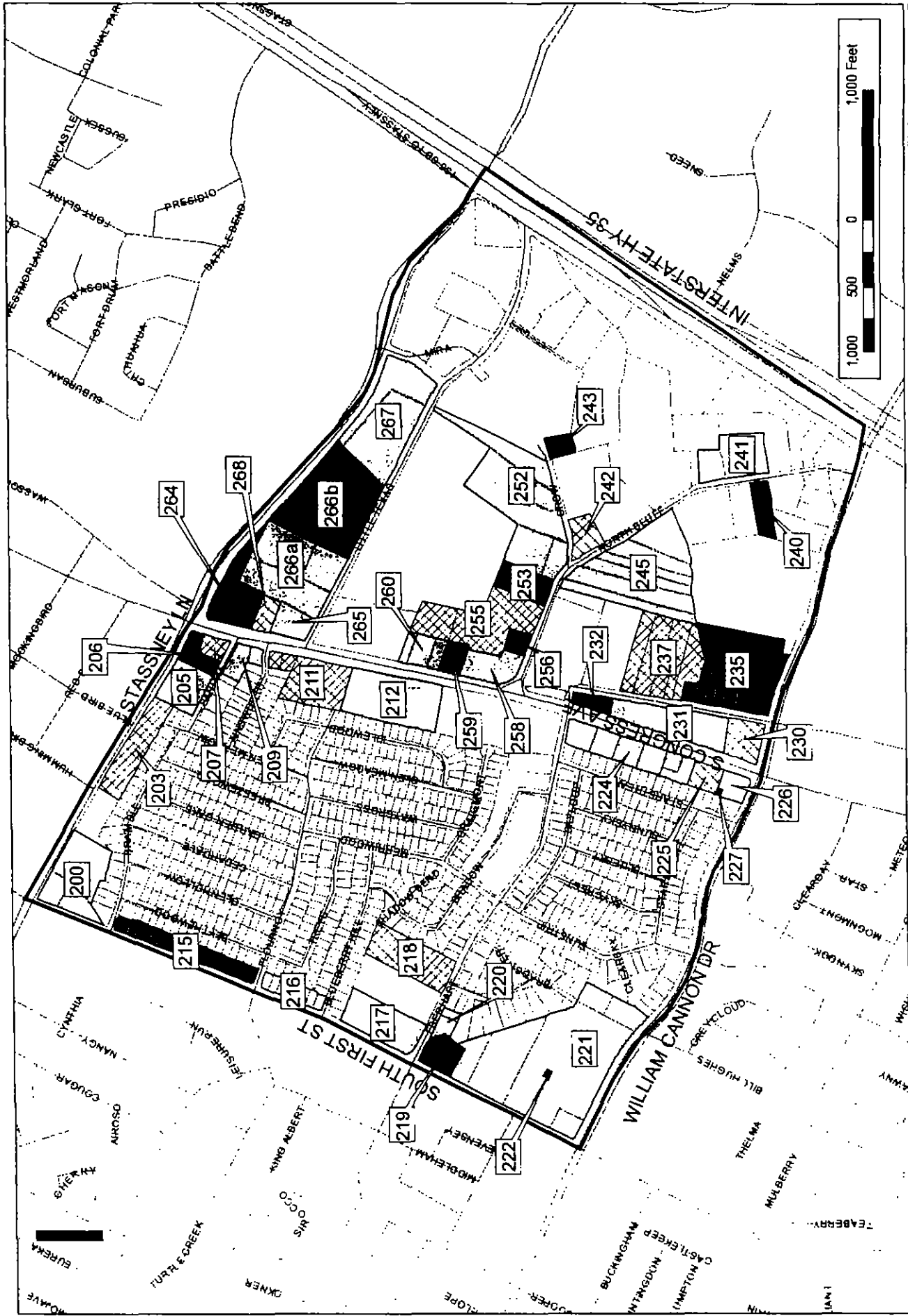
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



Sweetbriar Neighborhood Planning Area:
 Proposed Tracts for Rezoning
 Case #C14-05-0105

Exhibit A



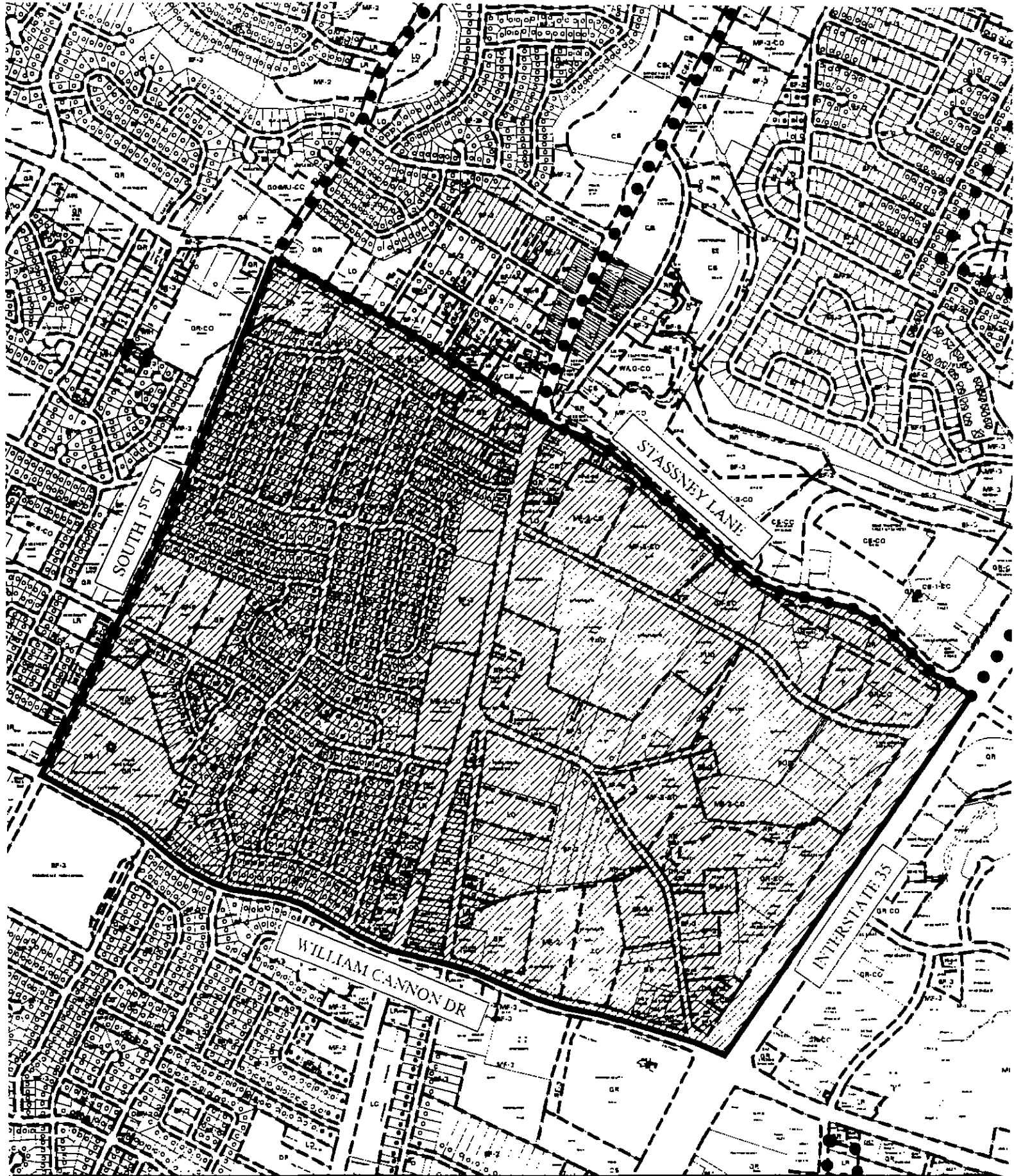
City of Austin
 Neighborhood Planning and Zoning Department


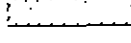






Sweetbriar Neighborhood Planning Area: Subdistricts

CASE #
C-14-05-0105
EXHIBIT B



 1" = 1000'	SUBJECT TRACT		ZONING <i>EXHIBIT C</i>		CITY GRID REFERENCE NUMBER G16-17 H16
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0105	DATE: 05 07	
	CASE MGR: W. WALSH		ADDRESS: SWEETBRIAR NEIGHBORHOOD	INTLS: SM	
			PLANNING AREA		
		SUBJECT AREA (acres): N/A			