

**ORDINANCE NO. 20050929-Z002**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 750 ACRES OF LAND GENERALLY KNOWN AS THE ST. EDWARD'S NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 26 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 26 tracts of land within the property described in Zoning Case No. C14-05-0138, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 750 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"),

generally known as the St Edward's neighborhood plan combining district, locally known as the area bounded by Oltorf Street on the north, IH-35 on the east, Ben White Boulevard on the south, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

**PART 2.** The base zoning districts for the 26 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, general commercial services-conditional overlay (CS-CO) combining district, commercial-liquor sales (CS-1) district, limited industrial services (LI) district, limited industrial services-conditional overlay (LI-CO) combining district, and unzoned property (UNZ), to rural residence-neighborhood plan (RR-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-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, general office-neighborhood plan (GO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-neighborhood plan (CS-1-MU-NP) combining district, limited industrial services-conditional overlay-neighborhood plan (LI-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
101	101-303 E OLTORF ST; 2401-2501 S CONGRESS AVE; 400 LONG BOW LN	CS	CS-NP
102	2601-2713 S CONGRESS AVE	CS, CS-CO	CS-MU-NP
103	3405-3615 S CONGRESS AVE; 111 WOODWARD ST; 118 E ALPINE RD	LI, LO, MF-3	CS-MU-CO-NP
104	3615 S CONGRESS AVE	CS-1	CS-1-MU-NP
105	230 E ALPINE RD	LI	LI-CO-NP
106	121 & 125 WOODWARD ST	LI, LO	MF-4-CO-NP
107	321 WOODWARD ST	LO-CO	MF-4-CO-NP
108	439 WOODWARD ST	LR	MF-4-CO-NP
109	511 & 521 WOODWARD ST	LR	MF-4-CO-NP
110	3503-3601 WILLOW SPRINGS RD	LO, SF-3	MF-2-NP
111	3615 WILLOW SPRINGS RD	LI	LI-CO-NP
112	3708-4004 WOODBURY DR; 211 & 213 E ALPINE RD	LI, LI-CO	LI-CO-NP
113	3701-4007 WOODBURY DR; 304-321 E BEN WHITE BLVD; 301 E ALPINE RD	LI	LI-CO-NP
114	3700-3918 WAREHOUSE ROW; 410 & 412 E BEN WHITE BLVD	LI	LI-CO-NP
115	3701-4005 WAREHOUSE ROW	LI	LI-CO-NP
116	600 E BEN WHITE BLVD; 4001 PAYLOAD PASS	LI	LI-CO-NP
117	500 & 502 E BEN WHITE BLVD	LI	CS-CO-NP
118	606-714 E BEN WHITE BLVD; 3909 PAYLOAD PASS	LI	CS-CO-NP
119	401 E ALPINE RD	SF-3	P-NP
120	0 E ALPINE RD (ABS 8 SUR 20 DECKER I ACR .777)	SF-3	RR-NP
121	406 E ALPINE RD	CS-1, SF-3	GO-CO-NP
122	3903 S CONGRESS AVE	LI	P-NP
123	3910 & 3920 S IH-35	LR, SF-3	GO-NP
124	1401 ST EDWARDS DR	GR, MF-3, SF-3	MF-3-NP
125	1211 & 1301 E OLTORF ST	UNZ	P-NP
126	501 E OLTORF ST	GR	MF-4-CO-NP

**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 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.
4. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

**PART 4.** Tracts 102-105 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 5.** Tract 101 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 6.** 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 prohibited uses of Tracts 105 and Tracts 111-116:

Basic industry  
Resource extraction

Recycling center  
Scrap and salvage

2. The following uses are prohibited uses of Tract 117:

Bail bond services  
Commercial off-street parking  
Drop-off recycling collection facility  
Pawn shop services  
Transitional housing  
Adult oriented businesses

Campground  
Construction sales and services  
Equipment repair services  
Vehicle storage  
Transportation terminal

3. The maximum height of a structure or building is 40 feet from ground level on Tracts 106-109 and 126.

4. The maximum impervious cover is 80 percent on Tracts 117 and 118.
5. A 50-foot wide vegetative buffer beginning at the centerline of Blunn Creek on Tract 121 shall be provided and maintained on the tract. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
6. Vehicular access from Tract 103 to Braeswood Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

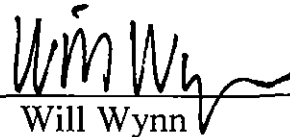
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 7.** This ordinance takes effect on October 10, 2005.

**PASSED AND APPROVED**

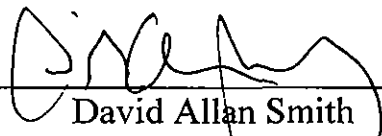
September 29, 2005

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Will Wynn  
Mayor

**APPROVED:**

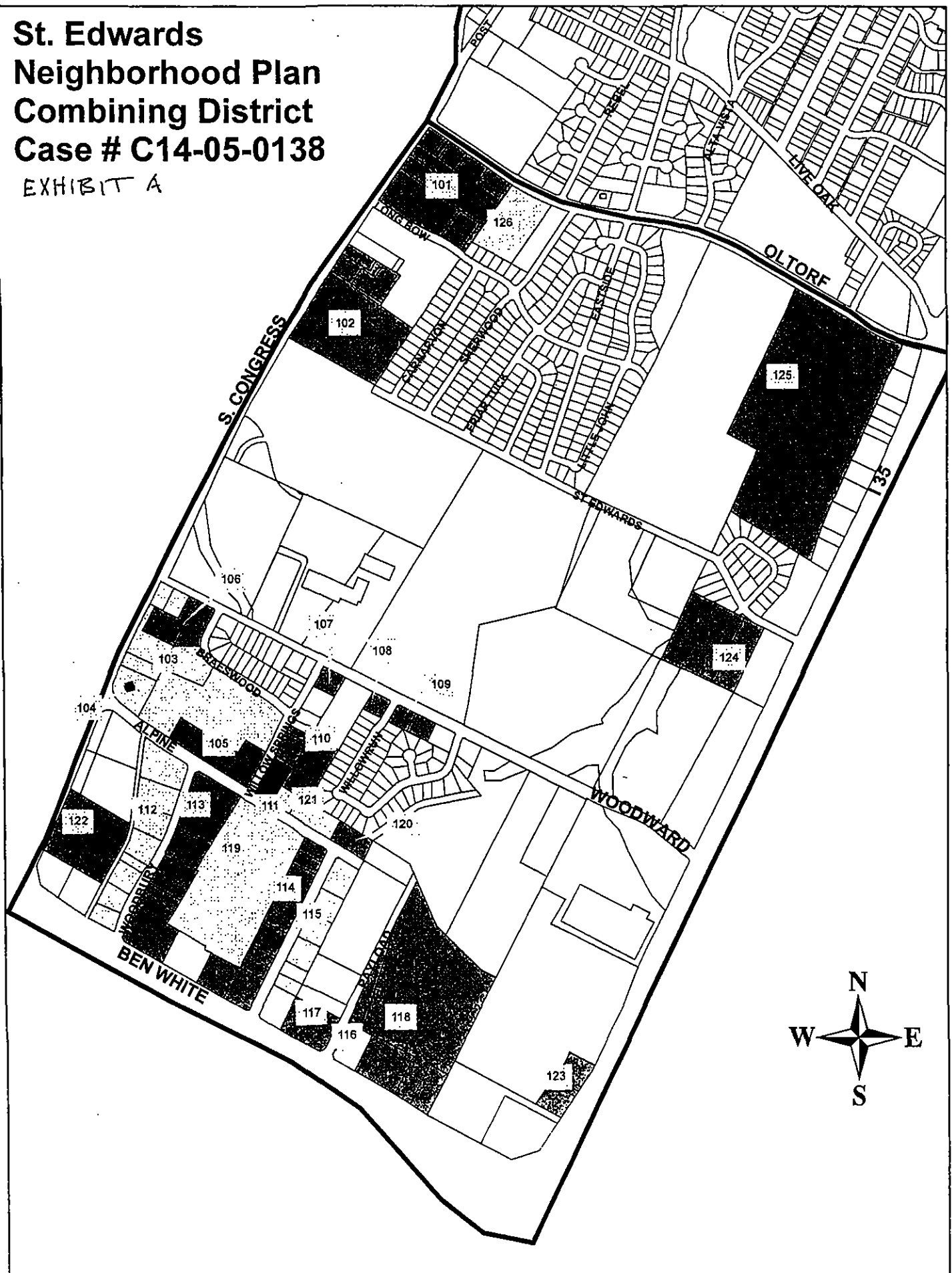
  
David Allan Smith  
City Attorney

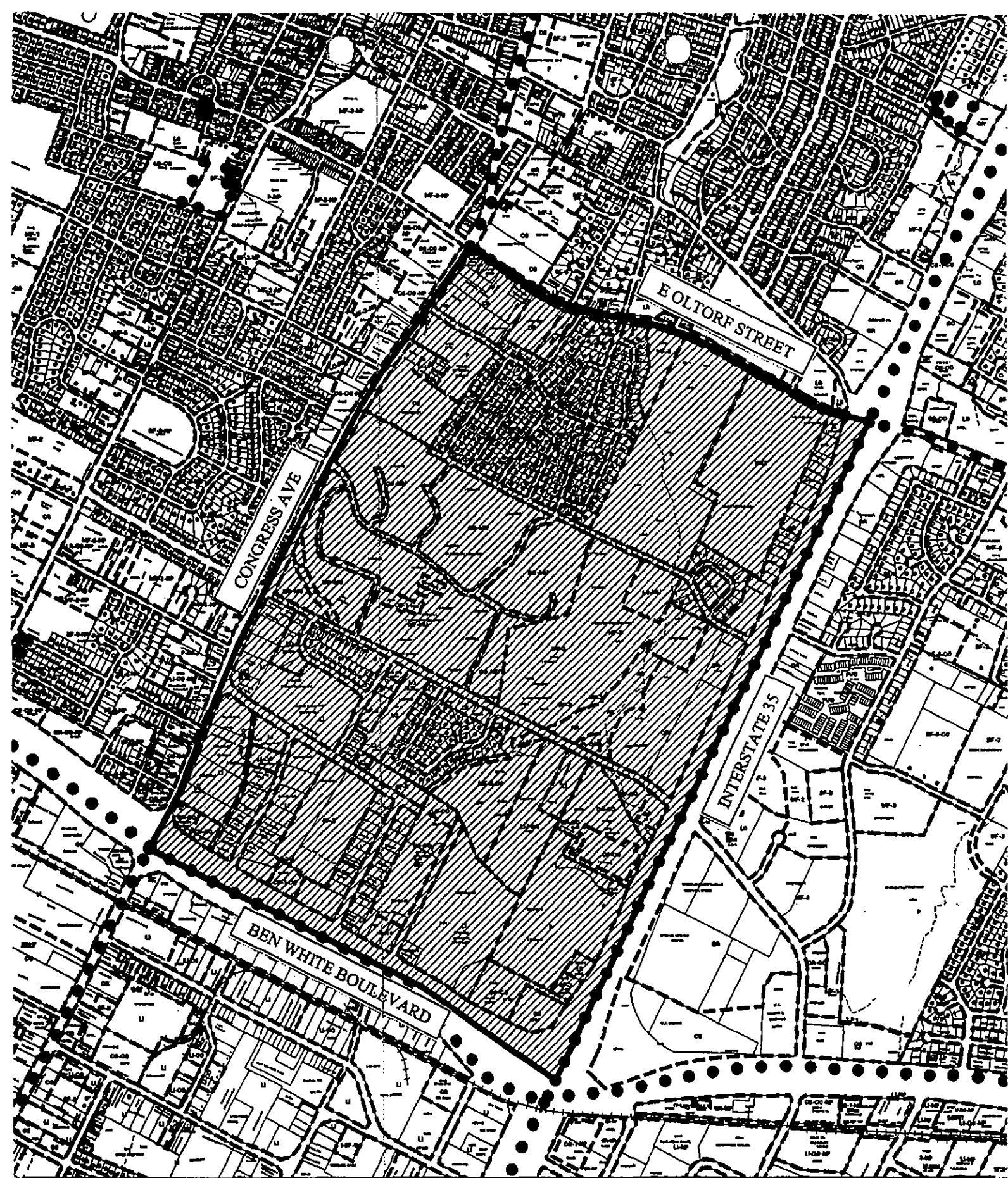
**ATTEST:**

  
Shirley A. Brown  
City Clerk

**St. Edwards  
Neighborhood Plan  
Combining District  
Case # C14-05-0138**

EXHIBIT A





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. SIRWAITIS



CASE #: C14-05-0138

ADDRESS: ST EDWARD'S

NEIGHBORHOOD PLANNING AREA

SUBJECT AREA (acres): N/A

ZONING EXHIBIT B

DATE: 05-08

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

H & J18-19

1" = 1200'