

## AGENDA



Thursday, July 26, 2007

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 129

---

**Subject:** C14-2007-0007 - Windsor Park Neighborhood Plan Combining District - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded by bounded by I-35 to the west, Hwy 290 to the north, Northeast Drive to the east, Manor Road & E. 51st Street to the South (1526 acres). The proposed zoning change will create the Windsor Park Neighborhood Plan Combining District (NPCD) and implement the land use recommendations of the University Hills / Windsor Park Combined Neighborhood Plan for a total of 97 tracts (285 acres). Under the proposed Windsor Park NPCD, "Small Lot Amnesty," "Secondary Apartment," "Impervious Cover and Parking Placement Restrictions," and "Front Porch Setback" are proposed for the entire area. The Neighborhood Urban Center special use is proposed for Tract 17, 20, 42. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Family Residence (SF-3); Townhouse & Condominium Residence (SF-6); Multi-Family Residence - Limited Density (MF-1); Multi-family Residence - Low Density (MF-2); Multi-family Residence - Medium Density (MF-3); Multi-family Residence - Moderate-High Density (MF-4); Neighborhood Office (NO); Limited Office (LO); General Office (GO); Neighborhood Commercial (LR); Community Commercial (GR); Commercial Services (CS); Commercial-Liquor Sales (CS-1); Limited Industrial Services (LI) and Public (P). A Conditional Overlay (CO), Mixed Use Combining District Overlay (MU); or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330; Adrienne Domas, 974-6355.

---