

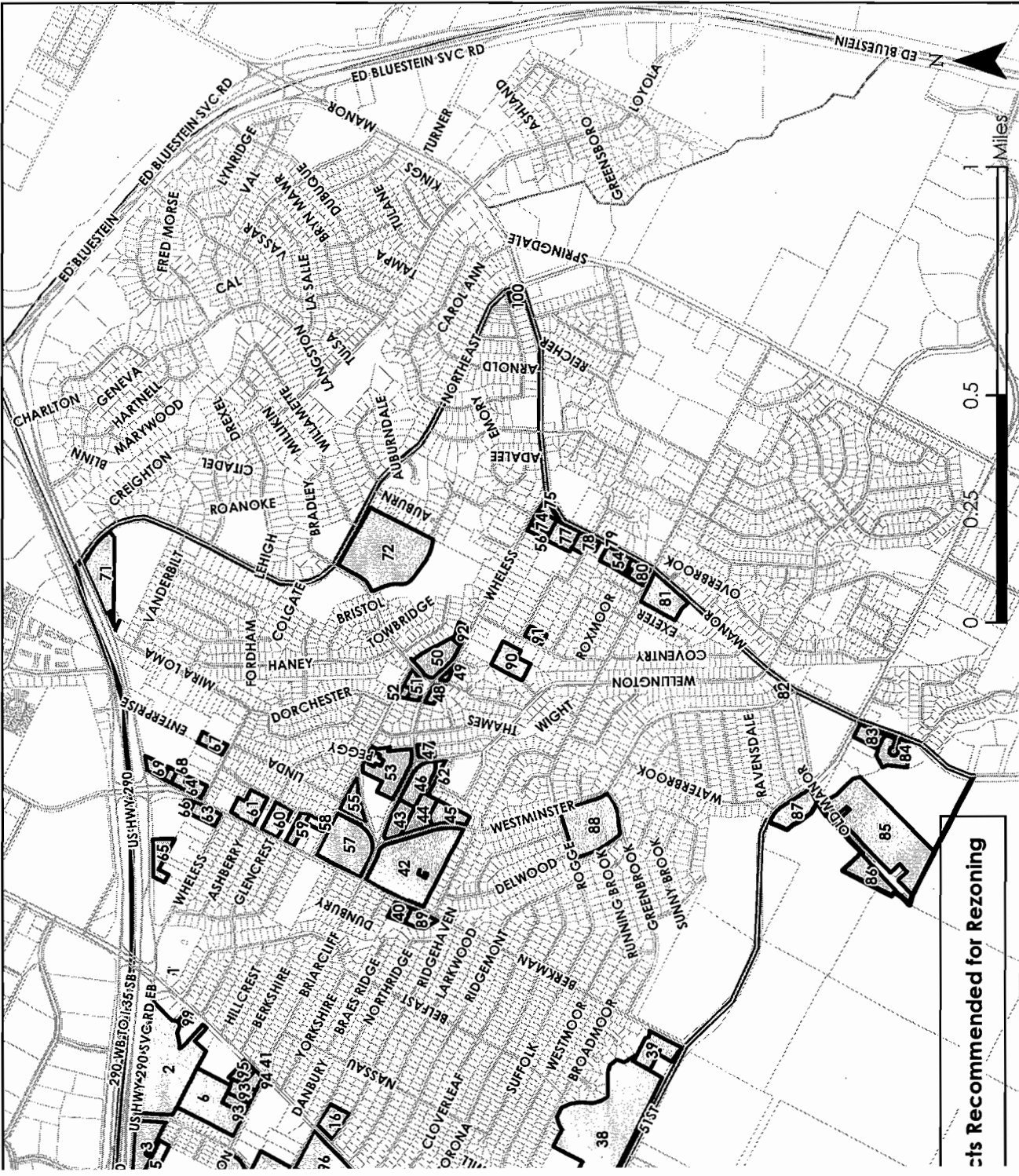
Back-up Information for:

Windsor Park
Neighborhood Plan Combining District

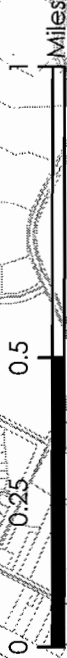
Case No. C14-2007-0007

Neighborhood Plan Combining District or Rezoning

City of Austin NPZD
July 2007



Districts Recommended for Rezoning



Windsor Park Neighborhood Plan Combining District
Tracts Proposed for Rezoning
File #C14-2007-0007

TRACT NUMBER	ADDRESS	FROM	TO (PC Recommendation)	Status
1	CS-1 footprint at 6305 Cameron Road	CS-1	GR-NP	
2	6207 Sheridan Avenue; 6301, 6309, 6311, 6375, 6377, 6415, E US Hwy 290; unaddressed 0.6 acre & 1.5 acre parcels of the ABS 789 Sur 7 J.P. Wallace subdivision	CS	CS-MU-NP	contested
3	6115, 6201, 6225 E US Hwy 290, 6200 Sheridan Avenue, except for CS-1 footprint	CS	CS-MU-NP	contested
4	6111 E US Hwy 290; 6007, 6017, 6023, 6027 N IH-35 Service Road,	CS	CS-MU-NP	contested
5	Tract B of Resubdivision of Tract 1 of the Cross Country Inn Subdivision	GR	GR-MU-NP	
6	1106 Clayton Lane	GO	GO-MU-NP	contested
7	60x150' rear portion of lot at 1012 Reinli Street	SF-3	MF-3	
8	1100 Reinli Street	CS	CS-MU-CO-NP	
9	1071 Clayton Lane	GR	GR-MU-CO-NP	
10	5801 N IH-35 Service Road, 5817 N IH-35 Service Road, 5821 N IH-35 Service Road	CS, SF-3	CS-MU-NP	
11	1008 Reinli Street	GR, SF-3	GR-MU-CO-NP	
12	1011, 1015 Reinli Street; 5723, 5725 N IH-35 Service Road	CS-1	CS-1-MU-NP	
13	5741 N IH-35 Service Road	CS	CS-MU-NP	
14	5701 N IH-35 Service Road	CS	CS-MU-NP	
15	1019 Reinli Street	CS	CS-MU-NP	contested
	1023 Reinli Street	CS	CS-MU-NP	
	1027 Reinli Street	CS	CS-MU-NP	
	1029 Reinli Street	CS	CS-MU-NP	
	1037 Reinli Street	CS	CS-MU-NP	
	1045 Reinli Street	CS	CS-MU-NP	
	1101 Reinli Street	CS, CS-1	CS-MU-NP	
	1113 Reinli Street	CS	CS-MU-NP	
16	1200 Ridgehaven Drive/ 5701 Cameron Road	SF-3	LO-MU-NP	contested
17	5339 - 5621 N IH-35 Service Road (odd numbers)	CS, with CS-1 footprints	CS-NP (NUC infill option)	contested
	5402, 5420, 5604 Cameron Road	CS	CS-NP	
18	5511 Cameron Road, 1216 Corona Drive	CS	GR-CO-NP	contested
19	1208-1218 E. 52nd Street (even numbers)	MF-2	MF-2-CO-NP	contested
20	5310 - 5324 Cameron Road (even numbers)	CS	CS-MU-NP	
21	1200 Broadmoor	GR	GR-MU-CO-NP	
22	1222 Broadmoor	GR	GR-MU-CO-NP	contested

Windsor Park Neighborhood Plan Combining District
Tracts Proposed for Rezoning
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TRACT NUMBER	ADDRESS	FROM	TO (PC Recommendation)	Status
32	Lot 2A of a Resubdivision of Lot 2 of a Resubdivision of Lots 3 & 4 of Ridgetop Gardens	MF-2	GR-MU-CO-NP	contested
	1200 E. 51st Street	MF-3	GR-MU-CO-NP	
	1206 E. 51st Street	MF-2	GR-MU-CO-NP	
	1208 E. 51st Street	LO	GR-MU-CO-NP	
	1210 E. 51st Street	MF-2	GR-MU-CO-NP	
	1212 E. 51st Street	MF-2	GR-MU-CO-NP	
	1216 E. 51st Street	MF-2	GR-MU-CO-NP	
	1218 E. 51st Street / 5104 Lancaster Court	SF-3	GR-MU-CO-NP	
33	5106 - 5114 Lancaster Court (even numbers)	SF-3	NO-MU-NP	contested
34	5105 - 5111 Lancaster Court (odd numbers)	SF-3	NO-MU-NP	contested
35	5101 Lancaster Court; 1302 & 1304 E. 51st Street	SF-3	GR-MU-CO-NP	contested
	1308 E. 51st Street	LO	GR-MU-CO-NP	
	1310 E. 51st Street	CS	GR-MU-CO-NP	
	1314 E. 51st Street	LO	GR-MU-CO-NP	
36	1316 E. 51st Street	SF-3	LO-MU-NP	contested
37	1404 E. 51st Street	MF-2	GR-MU-CO-NP	contested
	1410 E. 51st Street	SF-3	GR-MU-CO-NP	
38	1414 E. 51st Street	SF-3	LO-NP	
	1416 E. 51st Street	LO	LO-NP	
	1500, 1502 E. 51st Street	SF-3	LO-NP	
	1504, 1508 E. 51st Street	MF-2	LO-NP	
	Lots 16 & 17 of Ridgetop Gardens	LI	LO-NP	
	1.9 Acre portion of Lot 1 of United Pentecost Addition	MF-2	LO-NP	
39	1660 E. 51st Street	LR	GR-MU-CO-NP	contested
	Lot 19A from a resubdivision of Lots 18 & 19 of the Ridgetop Gardens subdivision	LI-CO	GR-MU-CO-NP	
40	5820 Berkman Drive	LO	LO-MU-NP	contested
41	6006 Cameron Road	SF-3	GR-MU-CO-NP	contested
42	1701 Briarcliff Road, 5811 Berkman Drive, 5936 Westminster Drive	GR	GR-CO-NP & NUC infill option	contested
43	5933 Westminster Drive; 1903, 1905, 1917, 1925 Gaston Place	GR	GR-MU-CO-NP	contested
44	5801 Westminster Dr.	GR	GR-MU-CO-NP	contested
45	5833 Westminster Dr.	GR, MF-3	P-NP	contested
46	1925, 1941 Gaston Place Dr., 5810 Wellington Dr	GR	MF-3-NP	
47	5903 Wellington Dr	GR	GR-MU-CO-NP	
48	2157 Gaston Place	GR	GR-MU-CO-NP	contested
49	Lot 27 Blk T Royal Oak Estates Sec 3A	GR	GR-MU-CO-NP	contested
50	2200 & 2300 Wholesale Ln	GR	GR-MU-CO-NP	contested
51	2120 - 2128 Gaston Place Dr (even numbers)	GR	GR-MU-CO-NP	contested

Windsor Park Neighborhood Plan Combining District
Tracts Proposed for Rezoning
File #C14-2007-0007

TRACT NUMBER	ADDRESS	FROM	TO (PC Recommendation)	Status
56	2709 Wheless Lane	CS	SF-3-NP	
57	1701 & 1711 Wheless Lane, 1718 Briarcliff Blvd	SF-3	P-NP	contested
58	1712 Wheless Ln	SF-3	SF-6-NP	contested
59	6207 Berkman Dr	SF-3	SF-6-NP	contested
60	6305 & 6309 Berkman Dr	SF-3	SF-6-NP	contested
61	6405, 6409, 6501 Berkman Dr	SF-3	SF-6-NP	contested
62	5810 Wellington; 60' northern portion of 5816 Belmoor Dr, 2000 & 2002 Dexmoor Dr	GR	MF-3-NP	
63	6600 Berkman Dr	MF-3	LR-MU-CO-NP	contested
	6516 Berkman Dr	LO	LR-MU-CO-NP	
	6510 Berkman Dr, 1620 Wheless Ln	LO	LR-MU-CO-NP	
64	6603 Berkman Dr	GR	GR-MU-CO-NP	
	6615 Berkman Dr	LR	GR-MU-CO-NP	
	6707 Berkman Dr	GR	GR-MU-CO-NP	
65	6715 E US Hwy 290	LR	GR-NP	
	ABS 789 SUR 57 Wallace JP 0.43 Acre	SF-3	GR-NP	
	6731 E US Hwy 290	LR	GR-NP	
66	6604 Berkman Dr	SF-3	GR-MU-NP	
67	1806 Patton Lane	SF-3	MF-3-NP	contested
68	Lot 3 of Berkman Dr Addition, Section 2	CS	CS-MU-NP	
69	6825 E US Hwy 390	LR	GR-NP	contested
71	7107, 7205, 7227 E US Hwy 290; 7240, 7216 Northeast Dr	GR	GR-MU-CO-NP	
72	6401 North Hampton Dr	SF-3	P-NP	contested
74	2727 Wheless Lane	CS	GO-MU-NP	contested
75	6010, 6012 Manor Road	GR	GR-MU-CO-NP	contested
76	1300, 1302 E. 52nd St	MF-2	MF-2-CO-NP	contested
77	5908 Manor Road	LR, CS	SF-3-NP	
78	5900 Manor Road	GR	GR-CO-NP	
79	5812 Manor Road	CS	CS-MU-CO-NP	contested
80	5706 Manor Road, except for CS-1 footprint	GR	GR-MU-NP	
81	5600 Manor Road	MF-3	GR-CO-NP	contested
	5604 Manor Road	GR	GR-CO-NP	
	5606, 5608 Manor Road	GR	GR-CO-NP	
	2803 Rogge	GR	GR-CO-NP	
	2711 Rogge	GR	GR-CO-NP	
	2707 Rogge	CS	GR-CO-NP	
82	5301 Westminster	LI	SF-3-NP	
83	5020 Manor Road	LR	LR-MU-CO-NP	
84	2500 - 2507 Manor Road	MF-2	MF-3-NP	contested
	4901, 5001, 5009 Old Manor Road; Lot 1 & 2 of Block A,			

Windsor Park Neighborhood Plan Combining District
Tracts Proposed for Rezoning
File #C14-2007-0007

TRACT NUMBER	ADDRESS	FROM	TO (PC Recommendation)	Status
90	2.518 Acre parcel of ABS 258 SUR 26 Eldridge Subdivision	SF-3	SF-6-CO-NP	
91	5805 - 5819 Coventry Lane (odd numbers)	SF-3	SF-6-NP	contested
92	2400 Wheless Lane	GR, MF-4	GR-MU-CO-NP	contested
93	1120 - 1124 Clayton Lane	MF-4	GR-MU-CO-NP	
94	6000 Cameron Road	GR	GR-MU-CO-NP	contested
95	6014 Cameron Road	LO	GR-MU-CO-NP	contested
96	5700 Cameron Road	CS	CS-MU-CO-NP	
97	5301 N IH-35 Service Road	CS	CS-MU-NP	
	1108 E 53rd Street	CS	CS-MU-NP	
98	5801, 5903 N IH-35 Service Road	CS-1	CS-1-MU-NP	
99	CS-1 footprint at 6206 Cameron Road	CS-1	CS-NP	
100	3211 Jack Cook Drive	LR	LR-MU-CO-NP	contested

Windsor Park Neighborhood Plan Combining District: Infill Options/Design Tools

Infill Commission Recommendation	Original Plan Recommendation	Responsible Growth for Windsor Park Recommendation	Comments
Adopt	Adopt	Do Not Adopt	
Adopt	Adopt	Do Not Adopt	

Infill Commission Recommendation	Original Plan Recommendation	Responsible Growth for Windsor Park Recommendation	Comments
Adopt	Adopt	Do Not Adopt	
Adopt	Adopt	Do Not Adopt	

Categories of Proposed Zoning Changes in Windsor Park

Upzone of Residential / Downzone to or maintain residential zoning district

Commercial to residential: 51, 52

Maintain single family: 16, 29, 30, 33, 34, 36, 41, 58, 59, 60, 61, 87, 91

Maintain multi-family: 32, 84

School sites: 45, 57, 72, 88

Addition of Mixed Use / Maintain existing zoning & do not add MU

6, 15, 22, 35, 39, portion of 40, 44, 48, 49, 50, 55, 79, 92, 94, 100

Upzone or maintaining of commercial zone district / Downzone or maintaining of commercial zone district

2, 4, 53, portion of 54, 63, 70, 74, 75

No conditional overlay for height / Conditional overlay for height

17, 19, 42, 43, 45, 69, 76, 81, 85, 86, 94

Other

37

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission & Zoning Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> CS-MU-NP	<i>Mixed Use</i> CS-MU-NP Community members expressed that the area between I-35 & Cameron Road could be an appropriate location for additional residential development.	<i>Mixed Use</i> GR-MU-NP RG4WP is concerned about the permitted uses in CS and their compatibility with mixed use.
<i>Mixed Use</i> CS-MU-NP	<i>Mixed Use</i> CS-MU-NP Community members expressed that the area between I-35 & Cameron Road could be an appropriate location for additional residential development.	<i>Mixed Use</i> GR-MU-NP RG4WP is concerned about the permitted uses in CS and their compatibility with mixed use.
<i>Office Mixed Use</i> GO-MU-NP	<i>Office Mixed Use</i> GO-MU-NP Community members expressed that the area between I-35 & Cameron Road could be an appropriate location for additional residential development.	<i>Office</i> GO-NP RG4WP is not supportive of Mixed Use at this location.
<i>Mixed Use</i> CS-MU-NP	<i>Mixed Use</i> CS-MU-NP Community members expressed that the area between I-35 & Cameron Road could be an appropriate location for additional residential development.	<i>Commercial</i> CS-NP RG4WP is not supportive of Mixed Use at this location.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RGWP) Recommendation
<i>Civic</i> LO-MU-NP	<i>Civic</i> LO-MU-NP The development standards of the proposed zoning more closely match the development onsite. If the church were to relocate, office uses would not be incompatible with the surrounding residential development.	<i>Civic</i> SF-3-NP RG4WP is concerned with the compatibility of potential future office uses with the surrounding residential development.
<i>Mixed Use</i> CS-NP, with Neighborhood Urban Center infill option	<i>Mixed Use</i> CS-NP, with Neighborhood Urban Center infill option Community members would like to see the Capital Plaza site eventually redeveloped, with a residential component. The NUC infill option provides a framework for this redevelopment. Due to compatibility standards, the 60' height limit would not be reached until the development was 300 feet away from the nearest single family dwelling (across Cameron Road).	<i>Mixed Use</i> CS-CO-NP, with NUC infill option; CO for tallest portions (60') of any redevelopment at the western portion of the site. RG4WP is also supportive of redevelopment of Capital Plaza with residential development, but would like the taller portions of the site farther than 300' away from the nearest single family dwelling.
<i>Multi-family</i> MF-2-CO-NP (CO for 100 foot setback from Tannehill Creek) The CO is proposed to facilitate a possible greenbelt along Tannehill Creek	<i>Multi-family</i> MF-2-CO-NP (CO for 100 foot setback from Tannehill Creek) The CO is proposed to facilitate a possible greenbelt along Tannehill Creek	<i>Multi-family</i> MF-2-CO-NP (CO for creek setback and height limit of 35' and 2 stories)

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
at: GR	Civic GR-MU-CO-NP	Civic GR-MU-CO-NP Mixed Use on this site would be a transitional use into the single family uses on the nearby streets. The conditional overlay would restrict uses not compatible for the site's proximity to residential uses. Compatibility standards would lower the maximum height for portions of the site closest to single family dwellings.	Civic GR-CO-NP, conditional overlay to limit height to 35' RG4WP is not supportive of the potential for residential use at this location.
idential t: SF-3 e	Multi-Family MF-2-NP	Multi-Family MF-2-NP This site is surrounded by sites zoned MF-2 and/or in multi-family use. Community members expressed that 52nd street could be an appropriate location for additional multi-family developments.	Single-family SF-3-NP RG4WP supports maintaining the current zoning on the site.
idential : SF-3 s	Higher-Density Single Family Residential SF-6-CO-NP	Higher-Density Single Family Residential SF-6-CO-NP Community members thought this could be an appropriate location for future higher density single family uses, as it is at the dead-end of a street with multi-family uses. The CO would require any future redevelopment to be located 100 feet from the centerline of Tannehill Creek.	Single-family Residential SF-3-NP RG4WP supports maintaining the current zoning on the site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> GR-MU-CO-NP	<i>Mixed Use</i> GR-MU-CO-NP Community members wanted to see the north side of 51st Street offer similar retail and office uses that will be located at Mueller on the south side of 51st Street.	<i>Multi-family & Single Family</i> Lot 2A: MF-2-NP, 1200 E. 51st: MF-3-NP, 1206 E. 51st: MF-2-NP, 1201 E. 51st: LO-NP, 1210-1218 E. 51st: MF-2-NP RG4WP supports maintaining the current zoning on the site.
<i>Office Mixed Use</i> NO-MU-NP	<i>Office Mixed Use</i> NO-MU-NP Community members thought this section of Lancaster Court could serve as a transition from 51st Street into the residential development on 52nd Street. The Neighborhood Office zoning district is intended for "small office uses that serve neighborhood or community needs...and site development regulations are intended to perseve compatibility with existing neighborhood sthrough renovation and modernization of existing structures."	<i>Single-family Residential</i> SF-3-NP RG4WP supports maintaining the current zoning on the site.
<i>Office Mixed Use</i> NO-MU-NP	<i>Office Mixed Use</i> NO-MU-NP Community members thought this section of Lancaster Court could serve as a transition from 51st Street into the residential development on 52nd Street. The Neighborhood Office zoning district is intended for "small office uses that serve neighborhood or community needs...and site development regulations are intended to perseve compatibility with existing neighborhood sthrough renovation and modernization of existing structures."	<i>Single-family Residential</i> SF-3-NP RG4WP supports maintaining the current zoning on the site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> GR-MU-CO-NP	<i>Mixed Use</i> GR-MU-CO-NP Community members wanted to see the north side of 51st Street offer similar retail and office uses that will be located at Mueller on the south side of 51st Street.	5101 Lancaster Court/1302 & 1304 E. 51st Street: <i>Single Family Residential</i>, 1308 E. 51st St: <i>Office</i>; 1310 E. 51st Street: <i>Office</i>; 1314 E. 51st Street: <i>Office</i> 5101 Lancaster Court/1302 & 1304 E. 51st Street: SF-3, 1308 E. 51st St: LO; 1310 E. 51st Street: LO; 1314 E. 51st Street: LO RG4WP supports maintaining the current zoning on the site.
<i>Civic</i> LO-MU-NP	<i>Civic</i> LO-MU-NP Limited Office is consistent the zoning district on adjacent church property.	<i>Single-family Residential</i> SF-3-NP RG4WP supports maintaining the current zoning on the site.
<i>Mixed Use</i> GR-MU-CO-NP	<i>Mixed Use</i> GR-MU-CO-NP Community members wanted to see the north side of 51st Street offer similar retail and office uses that will be located at Mueller on the south side of 51st Street.	<i>Office</i> NO-NP RG4WP does not support mixed use at this location.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
Residential 60 E. 51st Parcel: LI-CO	Mixed Use GR-MU-CO-NP	Mixed Use GR-MU-CO-NP Community members wanted to see the north side of 51st Street offer similar retail and office uses that will be located at Mueller on the south side of 51st Street.	Commercial GR-CO-NP RG4WP does not support mixed use at this location.
Office Office Pantry	Office Mixed Use LO-MU-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	Office Mixed Use LO-MU-NP There is agreement on the recommended zoning of LO-MU-NP for 5820 Berkman Dr. Community members expressed that mixed use could be appropriate at this location, as it is near Windsor Village, which they would like to see revitalized as more of a town center.	Office LO-NP RG4WP does not support mixed use at this location.
Residential SF-3	Mixed Use GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	Mixed Use GR-MU-CO-NP Cameron Road is a major arterial, and therefore may not be a desirable location for future single-family residential development. Community members were supportive of mixed use on Cameron Road.	Single Family Residential SF-3-NP RG4WP supports maintaining the existing zoning on the site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> GR-CO-NP, with Neighborhood Urban Center infill option	<i>Mixed Use</i> GR-CO-NP, with Neighborhood Urban Center infill option Community members expressed support for residential development as part of redevelopment of the Windsor Village shopping center. Compatibility standards would limit height adjacent to single family dwellings.	<i>Commercial</i> GR-CO-NP (CO to limit height to two stories 35 feet) RG4WP does not support mixed use on this site.
<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-CO-NP The conditional overlay would restrict automobile-oriented uses to create a more pedestrian-friendly environment.	<i>Mixed Use</i> GR-CO-NP (in addition to plan recommendation's CO for automobile-oriented uses, a CO is proposed to limit height to two stories and 35').
<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-MU-CO-NP Community members expressed support for mixed use in this location if the church were to relocate, as it is near the commercial uses that they would like to see develop as a town center.	<i>Civic</i> GR-CO -NP RG4WP is not supportive of mixed use at this location.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG-WWP) Recommendation
<i>Civic</i> P-NP	<i>Civic</i> P-NP Zoning is proposed to match the existing land use.	<i>Civic</i> P-CO-NP (CO would limit height to 35').
<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-MU-CO-NP (CO for automobile-oriented uses) Community members expressed support for mixed use in this location. Compatibility standards would reduce the maximum height limit on the site.	<i>Commercial</i> GR-CO-NP (CO for automobile-oriented uses, and to limit height to two stories and 35') RG4WP does not support mixed use at this site.
<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-MU-CO-NP (CO for automobile-oriented uses) Community members expressed support for mixed use in this location. Compatibility standards would reduce the maximum height limit on the site.	<i>Commercial</i> GR-CO-NP (CO for automobile-oriented uses, and to limit height to two stories and 35') RG4WP does not support mixed use at this site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
Commercial District: GR	<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-MU-CO-NP (CO for automobile-oriented uses) Community members expressed support for mixed use in this location. Compatibility standards would reduce the maximum height limit on the site.	<i>Commercial</i> GR-CO-NP (CO for automobile-oriented uses, and to limit height to two stories and 35') RG4WP does not support mixed use at this site.
Multi-Family District: GR	<i>Multi-Family</i> MF-1-NP	<i>Multi-Family</i> MF-1-NP Community members wanted to see the zoning correspond to the nearby land uses.	<i>Higher Density Single Family Residential</i> SF-6-NP
Single-family Residential District: GR Tracts	<i>Mixed Use</i> GR-MU-CO-NP CO to limit the amount of building square footage in non-residential use to no more than 50%	<i>Mixed Use</i> GR-MU-CO-NP The proposed zoning change would bring the current use into conformance with the Land Development Code.	<i>Higher Density Single Family Residential</i> SF-6-NP RG4WP is supportive of maintaining residential uses on this site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WPP) Recommendation
al st: GR	<i>Mixed Use</i> GR-MU-CO-NP CO to create a maximum percentage of first floor that can be in residential use, with the exception of accessible units.	<i>Mixed Use</i> GR-CO-NP (CO for automobile-oriented uses) The Conditional Overlay would restrict automobile-oriented uses to create a more pedestrian-oriented environment. Compatibility standards would reduce the maximum height limit on the site.	<i>Commercial</i> LR-CO-NP (CO to limit height to two stories and 35') RG4WPP does not support mixed use at this site.
st: LR ling	<i>Mixed Use</i> LR-MU-CO-NP	<i>Mixed Use</i> LR-MU-CO-NP (CO for service station) Community members are supportive of mixed use along Manor Road.	<i>Office</i> LO-NP
al st: R, CS-1	<i>Mixed Use</i> GR-MU-CO-NP CO to limit the amount of building square footage in non-residential use.	<i>Mixed Use</i> GR-MU-CO-NP (CO for automobile-oriented uses) Community members expressed support for mixed use in this location. Compatibility standards would reduce the maximum height limit on the site.	<i>Commercial</i> GR-CO-NP (CO for automobile-oriented uses, and to limit height to two stories and 35') RG4WPP does not support mixed use at this site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Current Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
Residential District: SF-3 Primary School	Civic P-NP	Civic P-NP Zoning is proposed to match with the current land use.	Civic SF-3-NP Concerned about other uses permitted in the P zone district, such as school administrative offices.
Residential District: SF-3 Office	Higher Density Single Family Residential SF-6-NP	Higher Density Single Family Residential SF-6-NP Community members expressed that the area between Patton & Wheelless could be appropriate for higher-density residential development. This residence is also adjacent to an apartment complex.	Single-family Residential SF-3-NP RG4WP supports maintaining the current zoning.
Residential District: SF-3 Office	Higher Density Single Family Residential SF-6-NP	Higher Density Single Family Residential SF-6-NP Community members expressed that the area between Patton & Wheelless could be appropriate for higher-density residential development as a transition into the neighborhood.	Single-family Residential SF-3-NP RG4WP supports maintaining the current zoning.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
Higher Density Single Family Residential SF-6-NP	Higher Density Single Family Residential SF-6-NP Community members expressed that the area between Patton & Wheelless could be appropriate for higher-density residential development as a transition into the neighborhood.	Single-family Residential SF-3-NP RG4WP supports maintaining the current zoning.
Higher Density Single Family Residential SF-6-NP	Higher Density Single Family Residential SF-6-NP Community members expressed that the area between Patton & Wheelless could be appropriate for higher-density residential development as a transition into the neighborhood.	Single-family Residential SF-3-NP RG4WP supports maintaining the current zoning.
Mixed Use LR-MU-CO-NP	Mixed Use LR-MU-CO-NP Community members supported additional retail opportunities on the eastern portion of Berkman Dr.	6600 Berkman Dr: Multi-family, 6516 Berkman Dr: Single Family Residential, 6510 Berkman Dr/1620 Wheelless Ln: Civic 6600 Berkman Dr: MF-3-NP; 6516 Berkman Dr: LO-NP; 6510 Berkman Dr/1620 Wheelless Ln: LO-NP

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Group for Windsor Park (RG4WP) Recommendation
Civic MF-3-NP	Civic MF-3-NP Multi-family zoning is on both sides of this parcel. The land north of Patton Drive is occupied with apartments and commercial uses.	Civic SF-3-NP RG4WP supports maintaining the current zoning.
Commercial GR-NP	Commercial GR-NP This site is near a highway and therefore is appropriate for an upzone. It is not adjacent to any single family dwellings.	Commercial GR-CO-NP (CO to limit height to three stories')
Civic P-NP	Civic P-NP The zoning is proposed to match the existing land use.	Civic SF-3-NP RG4WP supports maintaining the current zoning.
Office Mixed Use GO-MU-NP	Office Mixed Use GO-MU-NP The zoning is proposed to match the existing land use, and residents were supportive of future mixed use at this location.	Office LO-NP RG4WP supports a zoning district that matches the existing land use.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> GR-MU-NP	<i>Mixed Use</i> GR-MU-NP Community members were supportive of future mixed use at this location.	<i>Office</i> LO-NP RG4WP supports a zoning district that matches the existing land use.
<i>Multi-family</i> MF-2-CO-NP (CO for 100 foot setback from Tannehill Creek)	<i>Multi-family</i> MF-2-CO-NP (CO for 100 foot setback from Tannehill Creek) The CO is proposed to facilitate a possible greenbelt along Tannehill Creek	<i>Multi-family</i> MF-2-CO-NP (CO for creek setback and height limit of 35' and 2 stories)
<i>Mixed Use</i> CS-MU-NP	<i>Mixed Use</i> CS-MU-NP Community members are supportive of mixed use along Manor Road.	<i>Commercial</i> CS-CO-NP RG4WP does not support mixed use along this section of Manor Road.
<i>Mixed Use</i> GR-CO-NP	<i>Mixed Use</i> GR-CO-NP (CO for automotive uses)	<i>Commercial</i> GR-CO-NP (CO for automotive uses and to limit height to 35' and two stories). RG4WP is concerned about height adjacent to single family dwellings.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG-WP) Recommendation
<i>Multi-family</i> MF-3-NP	<i>Multi-family</i> MF-3-NP As this site is located along Manor Road, it could be appropriate for more residential units.	<i>Multi-family</i> MF-2-NP RG4WP is supportive of maintaining the current zoning on the site.
<i>Office</i> GO-NP	<i>Office</i> GO-NP This zoning district is proposed to match the existing land use - a movie studio. It is not adjacent to single family dwellings.	<i>Office</i> GO-CO-NP (CO to limit height to 2 stories and 35')
<i>Office</i> GO-NP	<i>Office</i> GO-NP This zoning district is proposed to match the existing land use - a movie studio. It is not adjacent to single family dwellings.	<i>Office</i> GO-CO-NP (CO to limit height to 2 stories and 35')

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> LR-MU-NP	<i>Mixed Use</i> LR-MU-NP Community members expressed that this could be an appropriate location for additional retail near the intersection of 51st Street & Manor, and it could serve residents of the Mueller development, nearby residences in Windsor Park, and the proposed Rathgeber Village.	<i>Single Family Residential</i> SF-3-NP RG4WP is supportive of maintaining the current zoning on the site.
<i>Civic</i> P-NP	<i>Civic</i> P-NP Zoning is proposed to match the existing land use.	<i>Civic</i> SF-3-NP RG4WP is supportive of maintaining the current zoning on the site.
<i>Higher Density Single Family Residential</i> SF-6-NP	<i>Higher Density Single Family Residential</i> SF-6-NP Zoning is proposed to match the existing land use. The site could not be developed with any more units than are currently constructed.	<i>Single Family Residential</i> SF-3-NP RG4WP is supportive of maintaining the current zoning on the site.

Windsor Park Neighborhood Plan Combining District: Contested Tracts

Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
<i>Mixed Use</i> GR-MU-CO-NP	<i>Mixed Use</i> GR-MU-CO-NP (CO for "automobile-oriented" uses) Community members were supportive of mixed use at the site of existing commercial developments in the neighborhood.	<i>Commercial</i> GR-CO-NP (CO to limit height to 35' and two stories, and for automobile-oriented uses) RG4WP is not supportive of mixed use at this location.
<i>Mixed Use</i> GR-MU-CO-NP	<i>Mixed Use</i> GR-MU-CO-NP (CO for "automobile-oriented" uses, except car sales) Community members were supportive of mixed use along Cameron Road.	<i>Commercial</i> GR-CO-NP (CO to limit height to 35' and two stories) RG4WP is not supportive of mixed use at this location.
<i>Civic</i> GR-MU-CO-NP	<i>Civic</i> GR-MU-CO-NP (CO for "automobile-oriented" uses) Community members were supportive of mixed use along Cameron Road, and this site is adjacent to parcels zoned GR-CO.	<i>Civic</i> LO-NP RG4WP is supportive of maintaining the current zoning on the site.

**Windsor Park Neighborhood Plan Combining District:
Contested Tracts**

Zoning	Planning Commission Recommendation	Staff/Zoning Committee Recommendation	Responsible Growth for Windsor Park (RG4WP) Recommendation
Residential District: LR Use: Office	Mixed Use LR-MU-CO-NP	Mixed Use LR-MU-CO-NP (CO for service station) Community members were supportive of mixed use along Manor Road.	Single Family Residential SF-3-NP RG4WP is supportive of residential zoning at this site.

Plan Combining District

Recommended Zoning	Prohibited Uses	Conditional Uses
GR-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Service Station, Funeral Services, Commercial Off-street parking, Bail-bond Services	Off-site Accessory Parking
GR-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Washing, Service Station, Funeral Services, Commercial Off-street parking, Bail-bond Services	Off-site Accessory Parking
GR-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Sales, Funeral Services, Commercial Off-street parking, Bail-bond Services	Off-site Accessory Parking
GR-MU-CO-NP	Automobile Rentals, Automotive Sales, Automotive Washing, Service Station, Funeral Services, Commercial Off-street parking, Bail-Bond Services	Off-site Accessory Parking
GR-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Sales, Commercial off-street Parking, Bail-bond Services, Funeral Services	Off-site Accessory Parking
LR-MU-CO-NP	Service Station	
GR-CO-NP	Commercial off-street parking, Bail-Bond Services	Automobile Rentals, Automotive Repair Services, Automotive Washing, Automotive Sales, Off-site Accessory Parking

Plan Combining District

Recommended Zoning	Prohibited Uses	Conditional Uses
CS-CO-NP	Commercial off-street parking, Bail-Bond Services	Automobile Rentals, Automotive Repair Services, Automotive Washing, Automotive Sales, Off-site Accessory Parking, Convenience Storage, Equipment Sales, Vehicle Storage, Construction sales & services, Equipment Repair Services, Kennels, Limited Warehousing
CS-MU-CO-NP	Automobile Rentals, Automotive Repair Services, Automotive Washing, Automotive Sales, Off-site Accessory Parking, Convenience Storage, Equipment Sales, Vehicle Storage, Construction sales & services, Equipment Repair Services, Kennels, Limited Warehousing	
Misc.	New structures shall be set back 100 feet from the centerline of Tannehill Creek	
Misc.	No drive-in as accessory use	
Misc.	Commercial, industrial, or civic uses may not exceed 50 percent of the total building square footage	
Misc.	Residential use may not exceed 25% of the total square footage of the first floor of a building constructed on these tracts	
SF-6-CO	Conditional Overlay for density equivalent to SF-3 zoning district	