

## 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 1,525 ACRES OF LAND GENERALLY  
4 KNOWN AS THE WINDSOR PARK NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 97 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 97 tracts of land within the property  
12 (the "Property") described in Zoning Case No. C14-2007-0007, on file at the  
13 Neighborhood Planning and Zoning Department, as follows  
14

15 Approximately 1,525 acres of land in the City of Austin, Travis County,  
16 Texas, more particularly described and identified in the attached Exhibit  
17 "A" (*the Tract Map*),  
18

19 generally known as the Windsor Park neighborhood plan combining district, locally known  
20 as the area bounded by U S Highway 290 on the north, IH-35 on the west, Manor Road  
21 and 51<sup>st</sup> Street on the south, and Northeast Drive on the east, in the City of Austin, Travis  
22 County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*)  
23

24 Except as provided in this ordinance, the existing base zoning districts and conditions  
25 remain in effect  
26

27 **PART 2** The base zoning districts for the 97 tracts of land are changed family residence  
28 (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence  
29 medium density (MF-3) district, multifamily residence moderate-high density (MF-4)  
30 district, limited office (LO) district, general office (GO) district, neighborhood commercial  
31 (LR) district, community commercial (GR) district, general commercial services (CS)  
32 district, commercial-liquor sales (CS-1) district, limited industrial service (LI) district, and  
33 limited industrial service-conditional overlay (LI-CO) combining district to family  
34 residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium  
35 residence-neighborhood plan (SF-6-NP) combining district, townhouse and condominium  
36 residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district,  
37 multifamily residence limited density-neighborhood plan (MF-1-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, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-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-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, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below

TRACT NUMBER	ADDRESS	FROM	TO
1	CS 1 footprint [1508 sq ft] 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 1/2 P Wallace subdivision	CS	CS MU NP
3	6115 6201-6225 E US Hwy 290 6200 Sheridan Avenue except for CS 1 footprint [xxx sq ft]	CS	CS MU NP
4	6111 E US Hwy 290 6007 6017 6023 6027 N IH 35 Service Road	CS	CS MU NP
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
7	60x150 rear portion of lot at 1012 Reinli Street	SF 3	MF 3 NP
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
	1023 Reinli Street	CS	CS MU NP
	1027 Reinli Street	CS	CS MU NP

TRACT NUMBER	ADDRESS	FROM	TO
15	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
17	5339 5621 N IH 35 Service Road (odd numbers)	CS with CS 1 footprints	CS NP
	5402 5420 5604 Cameron Road	CS	CS NP
18	5511 Cameron Road 1216 Corona Drive	CS	GR CO-NP
19	1208-1218 E 52nd Street (even numbers)	MF 2	MF-2 CO-NP
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
23	1201 Broadmoor	GR CS 1	GR MU CO-NP
24	50x150 footprint at 5303 Cameron Road	CS	GR-NP
25	1120 E 52nd Street	GR	GR MU NP
27	44 x 102 portion of Lot 2 of Ridgetop Gardens	SF 3	CS NP
28	1122 1125 E 52nd Street	GR	GR MU CO NP
29	1207 E 52nd Street	SF 3	MF 2 NP
30	1306 1308 1310 1312 E 52nd Street	SF 3	SF 6 CO-NP
31	1138 & 1202 E 51st Street	GR	GR-CO NP
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
	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
34	5105 5111 Lancaster Court (odd numbers)	SF 3	NO MU NP
35	5101 Lancaster Court 1302 & 1304 E 51st Street	SF 3	GR MU CO-NP
	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
37	1404 E 51st Street	MF 2	GR MU CO NP
	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

TRACT NUMBER	ADDRESS	FROM	TO
38	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
	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 CO NP
41	6006 Cameron Road	SF 3	GR MU CO NP
42	1701 Briarcliff Road 5811 Berkman Drive 5936 Westminster Drive	GR	GR CO NP
43	5933 Westminster Drive 1903 1905 1917 1925 Gaston Place	GR	GR MU CO NP
44	5801 Westminster Dr	GR	GR MU NP
45	5833 Westminster Dr	GR MF 3	P NP
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
49	Lot 27 Blk T Royal Oak Estates Sec 3A	GR	GR MU CO NP
50	2200 & 2300 Wheless Ln	GR	GR MU CO NP
51	2120 2128 Gaston Place Dr (even numbers)	GR	GR MU CO NP
	6104 6114 North Hampton Dr	GR	GR MU CO NP
52	2111 - 2121 Wheless Lane	GR	MF 1 NP
53	1924 1928 1932 2006 Gaston Place 2005 Wheless Lane	GR	GR MU CO NP
	2005 & 2006 Wheless Lane	GR	GR CO NP
54	5722 5730 5800 Manor Road	LR	LR MU CO NP
55	1804 1814 Briarcliff Blvd (even numbers) 1905 1909 Wheless Ln (odd numbers)	GR	GR MU CO NP
	CS 1 footprint [10 640 sq ft] on Lot 2 of Resubdivision of Block B of Gaston Place subdivision	CS 1	GR MU CO NP
56	2709 Wheless Lane	CS	SF 3 NP
57	1701 & 1711 Wheless Lane 1718 Briarcliff Blvd	SF 3	P NP
58	1712 Wheless Ln	SF 3	SF-6 NP
59	6207 Berkman Dr	SF 3	SF-6 NP
60	6305 & 6309 Berkman Dr	SF 3	SF-6 NP
61	6405 6409 6501 Berkman Dr	SF 3	SF-6 NP
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
	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
65	6731 E US Hwy 290	LR	GR NP

TRACT NUMBER	ADDRESS	FROM	TO
66	6604 Berkman Dr	SF 3	GR MU NP
67	1806 Patton Lane	SF 3	MF 3 NP
68	Lot 3 of Berkman Dr Addition Section 2	CS	CS MU NP
69	6825 E US Hwy 390	LR	GR NP
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
74	2727 Wheless Lane	CS	GO MU NP
75	6010 6012 Manor Road	GR	GR CO NP
76	1300 1302 E 52nd St	MF-2	MF 2 CO NP
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
80	5706 Manor Road except for CS 1 footprint [1 152sq ft]	GR	GR MU NP
81	5600 Manor Road	MF 3	GR CO NP
	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
85	4901 5001 5009 Old Manor Road Lot 1 & 2 of Block A Wilbarger Place Subdivision Section A Lots 1-10 of Block B Wilbarger Place Subdivision Section A Lots 1-3 of Block C Wilbarger Place Subdivision Section A 11 544 acre tract of ABS 793 SUR 20 Warnell H	SF 3	GO NP
86	1 56 Acre ABS 793 Sur 20 Warnell H	SF 3	GO NP
87	2201 2213 Old Manor Road (odd numbers)	SF 3	LR MU CO NP
	2215 Old Manor Road	MF 3	LR MU CO NP
88	2006 Greenbrook Parkway 5408 Westminster Dr	SF 3	P NP
89	5800 5816 Berkman Drive (even numbers)	LO	LO MU-CO NP
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
92	2400 Wheless Lane	GR MF 4	GR-MU CO NP
93	1120 1124 Clayton Lane	MF 4	GR MU CO NP
94	6000 Cameron Road	GR	GR CO NP
95	6014 Cameron Road	LO	GR-MU CO NP
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 [14 276 sq ft] at 6206 Cameron Road	CS 1	CS NP

TRACT NUMBER	ADDRESS	FROM	TO
100	3211 Jack Cook Drive	LR	LR 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

- 1 Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code
- 2 Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code
- 3 Front porch setback applies as set forth in Section 25-2-1602 of the Code

**PART 5** Secondary apartment special use is permitted on lots in residential districts within the boundaries of the NP combining district as set forth in Sections 25-2-1462 and 25-2-1463 of the Code

**PART 6** Tracts 17, 20, and 42 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1552 through 25-2-1557 of the Code

**PART 7** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A New development and redevelopment of Tracts 19, 23, 30, and 76, shall be setback a minimum of 100-feet from the centerline of Tannehill Creek

1 B Commercial, industrial, or civics uses may not exceed 50 percent of the total  
2 building square footage for each of the following tracts

3  
4 Tracts 8, 9, 11, 21, 23, 40, 51, 52, 64, 71, 83, 93, and 96

5  
6 C A residential use may not exceed 25 percent of the total square footage of the  
7 first floor of a building constructed on each of the following tracts

8  
9 Tracts 43, 44, 48, 49, 50, 53, 55, and 89

10  
11 D Development on Tract 90 may not exceed a density of 7 residential units per  
12 acre

13  
14 E The following uses are prohibited uses of Tracts 21, 22, 23, 28, 32, 35, 37, 41,  
15 42, 47, 48, 49, 50, 64, 82, 85, 92, 93, and 95

16  
17 Automotive repair services Automotive rentals  
18 Automotive sales Automotive washing (of any type)  
19 Service station Funeral services  
20 Commercial off-street parking Bail bond services

21  
22 F The following uses are prohibited uses of Tract 94

23  
24 Automotive repair services Automotive rentals  
25 Automotive washing (of any type) Service station  
26 Funeral services Commercial off-street parking  
27 Bail bond services

28  
29 G The following uses are prohibited uses of Tracts 18, 39, and 43

30  
31 Automotive repair services Automotive rentals  
32 Automotive sales Funeral services  
33 Commercial off-street parking Bail bond services

34  
35 H The following uses are prohibited uses of Tract 55

36  
37 Automotive rentals Automotive sales  
38 Automotive washing (of any type) Service station  
39 - Funeral services Commercial off-street parking  
40 Bail bond services

1  
2 I Service station use is a prohibited use of Tracts 54, 63, 83, 87, and 100  
3

4 J A commercial off-street parking use and a bail bond services use are prohibited  
5 uses of Tracts 75, 80, and 81  
6

7 K The following uses are prohibited uses of Tract 96  
8

9 Automotive repair services Automotive rentals  
10 Automotive sales Automotive washing (of any type)  
11 Off-site accessory parking Convenience storage  
12 Equipment sales Vehicle storage  
13 Construction sales and services Equipment repair services  
14 Kennels Limited warehousing and distribution  
15

16 L Drive-in service is prohibited as an accessory use to a commercial use for the  
17 following tracts  
18

19 Tracts 18, 21, 23, 31, 32, 34, 35, 37, 39, 41, 43, 44, 48-52, 54, 55, 74, 75, 79,  
20 81, 83, 87, and 92  
21

22 M Off-site accessory parking is a conditional use of Tracts 18, 21, 22, 23, 28, 32,  
23 35, 37, 39, 41, 42, 43, 47, 48, 49, 50, 55, 64, 70, 82, 85, 92, 93, 94, and 95  
24

25 N The following uses are conditional uses of Tracts 75, 80, and 81  
26

27 Automotive repair services Automotive rentals  
28 Automotive sales Automotive washing (of any type)  
29 Off-site accessory parking  
30

31 O The following uses are conditional uses of Tract 79  
32

33 Automotive rentals Automotive sales  
34 Automotive washing (of any type) Off-site accessory parking  
35 Convenience storage Vehicle storage  
36 Construction sales and services Equipment repair services  
37 Kennels Limited warehousing and distribution  
38



1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the respective base districts and  
3 other applicable requirements of the City Code  
4

5 **PART 8** This ordinance takes effect on \_\_\_\_\_, 2007  
6

7  
8 **PASSED AND APPROVED**  
9

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11  
12 \_\_\_\_\_, 2007

§  
§  
§

Will Wynn  
Mayor

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17 **APPROVED**

David Allan Smith  
City Attorney

**ATTEST**

Shirley A. Gentry  
City Clerk