

ORDINANCE NO. 20070809-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,525 ACRES OF LAND GENERALLY KNOWN AS THE WINDSOR PARK NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 95 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 95 tracts of land within the property (the "Property") described in Zoning Case No. C14-2007-0007, on file at the Neighborhood Planning and Zoning Department, as follows:

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

Save and Except: Tract 77 5908 Manor Road,

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

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

PART 2. The base zoning districts for the 95 tracts of land are changed from family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence moderate-high density (MF-4) district, limited office (LO) district, general office (GO) district, neighborhood commercial (LR) district, community commercial (GR) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, limited industrial service (LI) district, and limited industrial service-conditional overlay (LI-CO) combining district to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, townhouse and

condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district, 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, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-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 J.P. Wallace subdivision	CS	CS-MU-NP
3	6115, 6201, 6225 E US Hwy 290, 6200 Sheridan Avenue, except for CS-1 footprint [1,833 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

TRACT NUMBER	ADDRESS	FROM	TO
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
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	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	1400 E 51st Street	MF 2	GR MU CO NP
	1404 E 51st Street	SF 3	GR MU CO NP

TRACT NUMBER	ADDRESS	FROM	TO
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
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 CO 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	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
54	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

TRACT NUMBER	ADDRESS	FROM	TO
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
66	6604 Berkman Dr	SF 3	GR MU NP
67	1806 Patton Lane	SF 3	SF 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 Willamette Dr	SF 3	P NP
74	2727 Wheless Lane	CS	GO MU NP
75	6010 6012 Manor Road	GR	GR MU CO NP
76	1300 1302 E 52nd St	MF 2	MF 2 CO 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 Circle	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 NP
	2215 Old Manor Road	MF 3	LR MU 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	5807 Coventry Lane	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 MU 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

TRACT NUMBER	ADDRESS	FROM	TO
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
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

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

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

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

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

- D Development on Tract 90 may not exceed a density of 7.5 residential units per acre

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

Automotive repair services

Automotive sales

Service station

Commercial off street parking

Automotive rentals

Automotive washing (of any type)

Funeral services

Bail bond services

- F The following uses are prohibited uses of Tract 94

Automotive repair services

Automotive washing (of any type)

Funeral services

Bail bond services

Automotive rentals

Service station

Commercial off-street parking

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

Automotive repair services

Automotive sales

Commercial off-street parking

Automotive rentals

Funeral services

Bail bond services

- H The following uses are prohibited uses of Tract 55

Automotive rentals

Automotive washing (of any type)

Funeral services

Bail bond services

Automotive sales

Service station

Commercial off street parking

- I Service station use is a prohibited use of Tracts 54 63 83, and 100
- J A commercial off street parking use and a bail bond services use are prohibited uses of Tracts 75, 80 and 81
- K The following uses are prohibited uses of Tract 96
- | | |
|---------------------------------|--------------------------------------|
| Automotive repair services | Automotive rentals |
| Automotive sales | Automotive washing (of any type) |
| Off-site accessory parking | Convenience storage |
| Equipment sales | Vehicle storage |
| Construction sales and services | Equipment repair services |
| Kennels | Limited warehousing and distribution |
- L Drive in service is prohibited as an accessory use to a commercial use for the following tracts
- Tracts 18, 21, 23 31 32 34, 35, 37, 39 41, 43, 44 48-52, 54, 55 74, 75, 79, 81, 83 87 and 92
- M Off-site accessory parking is a conditional use of Tracts 18, 21, 22 23 28 32, 35 37 39 41 42, 43, 47 48 49 50 55, 64 70 82, 85 92 93, 94, and 95
- N The following uses are conditional uses of Tracts 75 80 and 81
- | | |
|----------------------------|----------------------------------|
| Automotive repair services | Automotive rentals |
| Automotive sales | Automotive washing (of any type) |
| Off site accessory parking | |
- O The following uses are conditional uses of Tract 79
- | | |
|----------------------------------|--------------------------------------|
| Automotive rentals | Automotive sales |
| Automotive washing (of any type) | Off site accessory parking |
| Convenience storage | Vehicle storage |
| Construction sales and services | Equipment repair services |
| Kennels | Limited warehousing and distribution |

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 8 This ordinance takes effect on August 20 2007

PASSED AND APPROVED

August 9 2007

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§
§

Will Wynn
Mayor

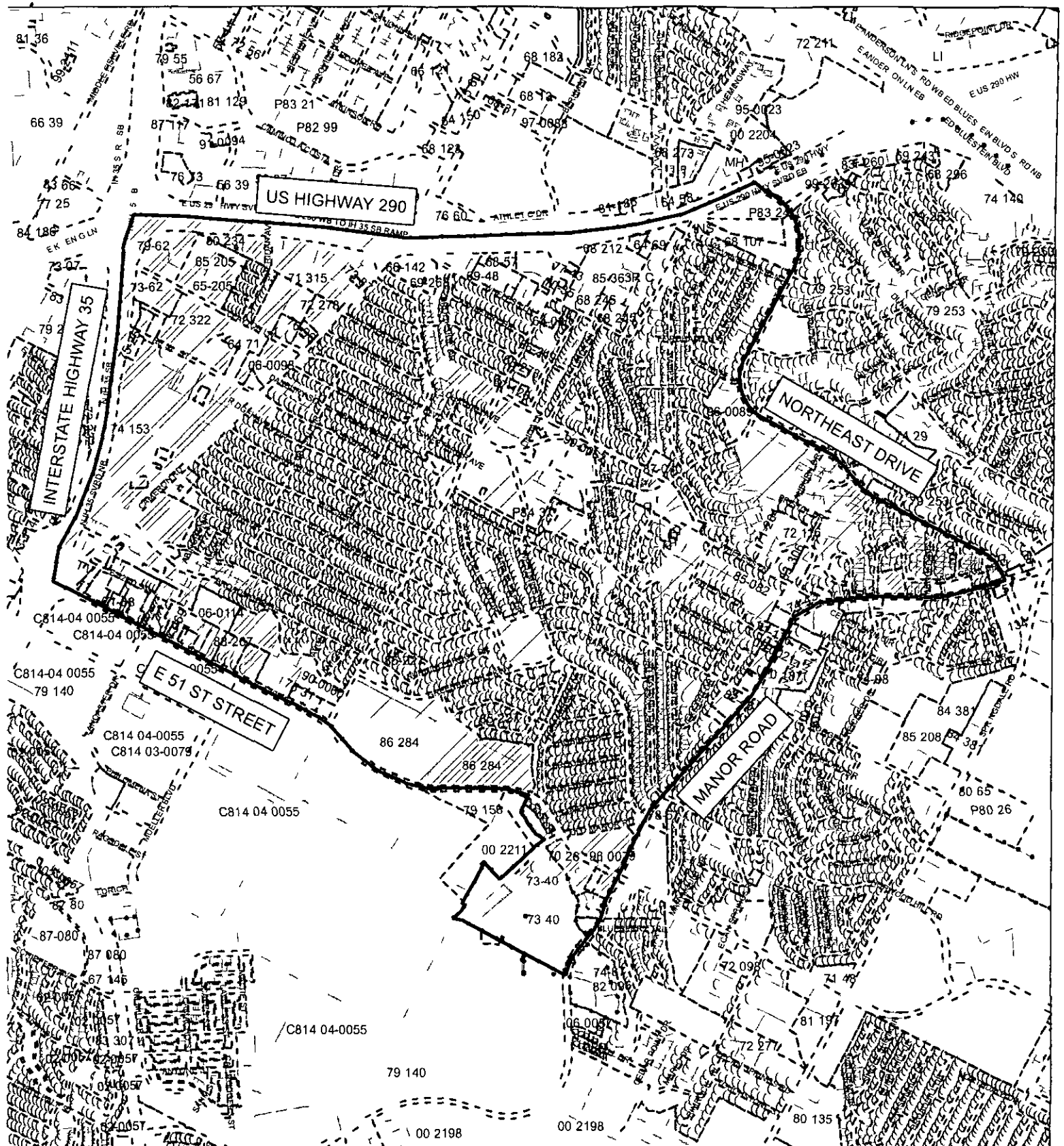
APPROVED _____ **ATTEST** _____
David Allan Smith Shirley A Gentry
City Attorney City Clerk



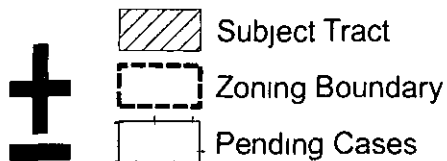
Windsor Park Neighborhood Plan Combining District Tract Map for Rezoning

City of Austin NPZD
August 2007





ZONING EXHIBIT B



ZONING CASE# C14-2007 0007
ADDRESS WINDSOR PARK NEIGHBORHOOD
PLAN COMBINING DISTRICT
SUBJECT AREA 1525 ACRES
GRID L25 27 & M25 27
MANAGER A DOMAS



1 = 1600 OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic information. No warranty is made by the City of Austin regarding specific data or computer systems.