

ORDINANCE NO. 20070927-115

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY AT 6401 NORTH HAMPTON DRIVE (TRACT 72), 2200 WHELESS LANE (PART OF TRACT 50), 5722 AND 5730 MANOR ROAD (PART OF TRACT 54) AND 5805, 5809, 5811, 5813, 5815, 5817, AND 5819 COVENTRY LANE (PART OF TRACT 91) LOCATED IN THE WINDSOR PARK NEIGHBORHOOD PLAN AREA.

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 change the base districts on the property (the "Property") described in Zoning Case No C14-2007-0007, on file at the Neighborhood Planning and Zoning Department, as follows

6401 North Hampton Drive (Tract 72) From family residence-neighborhood plan (SF-3-NP) combining district to public-neighborhood plan (P-NP) combining district

2200 Wheless Lane (part of Tract 50) From community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district

5722 and 5730 Manor Road (part of Tract 54) From neighborhood commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district

5805, 5809, 5811, 5813, 5815, 5817, and 5819 Coventry Lane (part of Tract 91) From family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district

generally known as the property located in 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 "A" (*the Zoning Map*)

PART 2. Except as specifically provided in Part 3 and Part 4 of 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 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A For the Property identified as Tract 50 at 2200 Wheless Lane the following applies

- 1 A residential use may not exceed 25 percent of the total square footage of the first floor of a building constructed on the site
- 2 Off-site accessory parking use is a conditional use of the property
- 3 The following uses are prohibited uses of the property

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

B For the Property identified as Tract 54 at 5722 and 5730 Manor Road, the following applies

- 1 Off-site accessory parking use is a conditional use of the property
- 2 Service station use is a prohibited use of the property
- 3 Drive-in service is prohibited as an accessory use to a commercial use

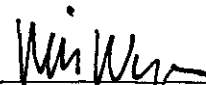
PART 4. The Property is subject to Ordinance No 20070809-057 that established the Windsor Park neighborhood plan combining district

PART 5. This ordinance takes effect on October 8, 2007

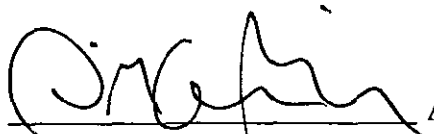
PASSED AND APPROVED

September 27, 2007

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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

