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

F The following uses are prohibited uses of Tract 94

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

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

Automotive repair services	Automotive rentals
Automotive sales	Funeral services
Commercial off-street parking	Bail bond services

H The following uses are prohibited uses of Tract 55

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

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 §

Will Wynn
Mayor

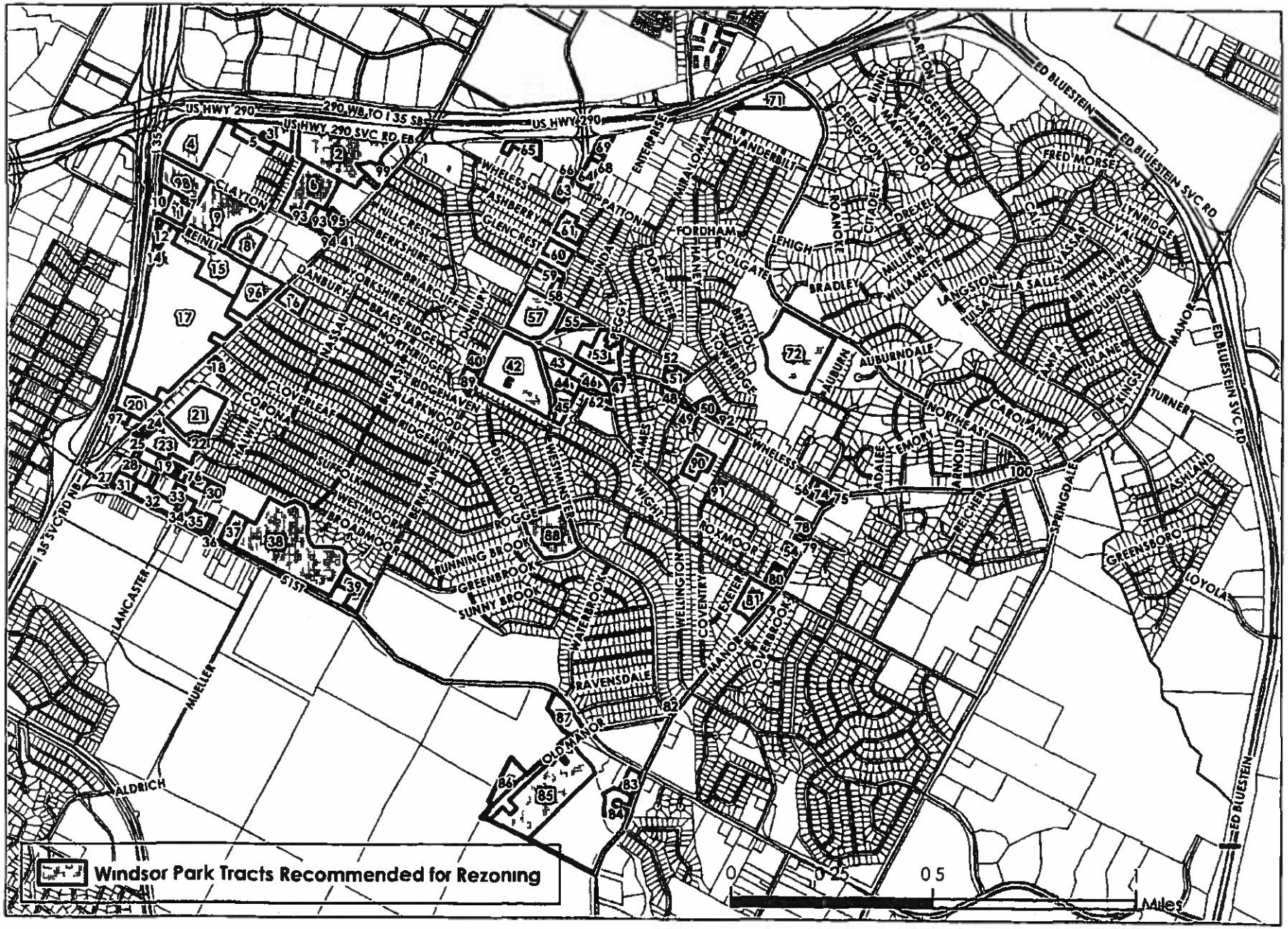
APPROVED David Allan Smith
City Attorney

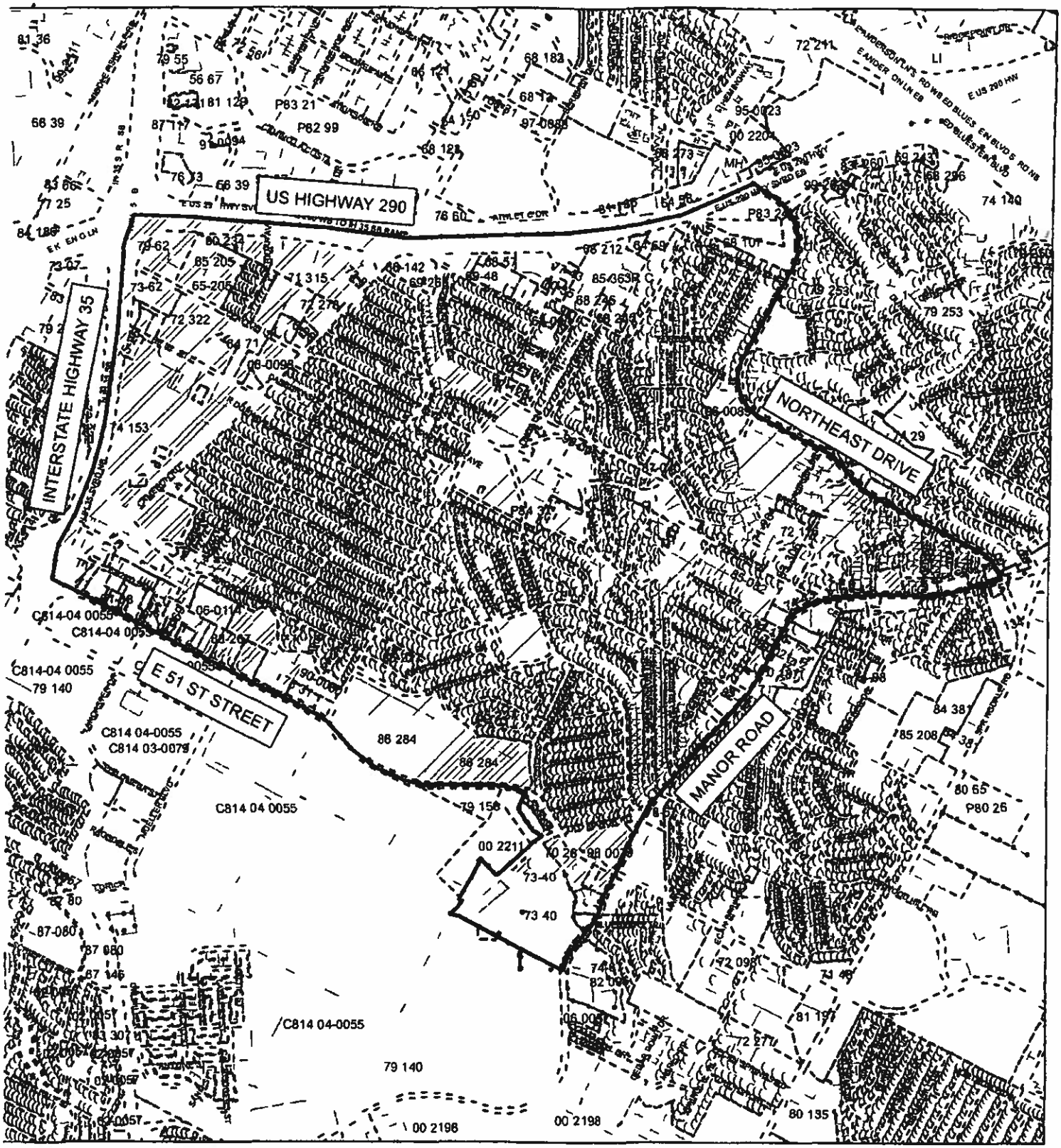
ATTEST Shirley A Gentry
City Clerk

Windsor Park Neighborhood Plan Combining District
Tract Map for Rezoning

City of Austin NPZD
August 2007

EXHIBIT A





ZONING EXHIBIT B

Subject Tract

Zoning Boundary

Pending Cases

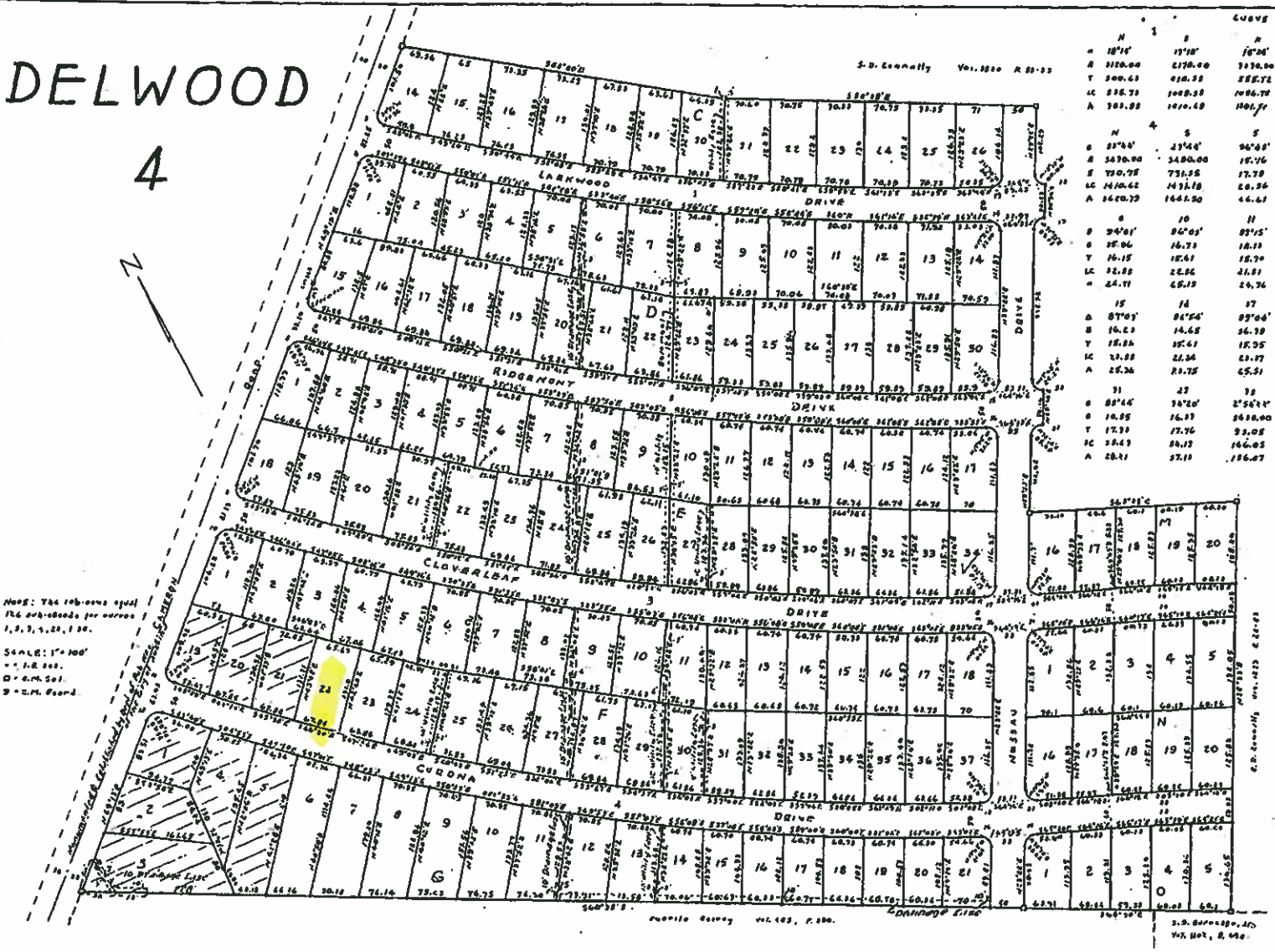
ZONING CASE#	**C14-2007 0007**
ADDRESS	**WINDSOR PARK NEIGHBORHOOD PLAN COMBINING DISTRICT**
SUBJECT AREA	**1525 ACRES**
GRID	**L25 27 & M25 27**
MANAGER	**A DOMAS**

1 = 1600 OPERATOR SM

This map h been p oduced by G I S S rvices for th sole p rpo f geog ph c l enc No war ly made by the C ty of Au tin egard g pec fic cou cy or compl ten ss

CITY OF AUSTIN
TEXAS

DELWOOD 4



CURVE DATA

	1 N	1 S	2 N	2 S	3 N	3 S
Δ	18°16'	17°18'	16°24'	17°28'	21°28'	22°02'
R	1120.00	1170.00	1230.00	1200.00	1430.00	1390.00
T	360.61	410.33	355.72	369.71	465.69	483.69
LC	726.71	1008.38	1006.76	1006.87	1065.87	1049.89
A	1783.88	1870.49	1806.70	1821.62	1915.85	1938.28

	4 N	4 S	5	6	7	8
Δ	25°46'	25°46'	96°48'	85°25'	98°43'	84°21'
R	3430.00	3480.00	15.00	15.00	14.00	14.00
T	720.75	731.35	17.70	14.42	16.87	13.90
LC	1410.62	1431.18	22.34	21.53	21.93	19.71
A	1460.39	1441.50	44.61	22.34	24.63	20.61

	9	10	11	12	13	14
Δ	94°01'	96°05'	89°15'	87°45'	86°24'	93°32'
R	15.00	14.71	18.11	18.61	16.95	15.26
T	16.15	15.61	18.70	17.70	15.92	16.48
LC	22.88	22.84	21.81	25.56	23.21	22.58
A	24.11	25.13	24.74	28.30	25.56	25.26

	15	14	17	18	19	20
Δ	87°05'	84°54'	89°06'	85°48'	86°23'	84°31'
R	16.23	14.65	16.38	15.26	17.07	16.81
T	15.84	15.61	15.95	15.43	15.43	15.15
LC	23.88	22.34	23.17	23.51	23.09	22.33
A	25.36	23.75	25.51	25.26	25.51	23.25

	21	22	23	24
Δ	88°46'	36°20'	2°56'11"	2°54'
R	16.85	16.81	2630.00	2570.00
T	17.31	17.76	33.05	36.57
LC	23.63	24.13	166.05	180.47
A	28.21	27.11	186.07	180.69

NOTE: The sub-areas equal the sub-totals for curves 1, 2, 3, 4, 21, & 22.

SCALE: 1" = 100'
• = I.R. Set.
□ = C.M. Set
⊙ = C.M. Found

EASEMENTS:
As shown, and 5' along the rear of all lots is reserved for public utilities.

SUBDIVIDED in July 1953.
BY: James D. Watson
James D. Watson
Licensed Surveyor
Austin - Texas

(SEAL)

APPROVED FOR ACCEPTANCE
Date: 1-26-53 C. E. Lexander
C. E. Lexander, Director of Public Works

APPROVED BY CITY PLAN COMMISSION
Date: 1-29-53 Sea H. Sandlin
Chairman
Date: 1-29-53 Andrew Montgomery
Secretary

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL, CITY OF AUSTIN, TEXAS.
Date: February 12, 1953 W. D. Drake Jr.
Attest: Lois Woolsey Mayor
City Clerk
(SEAL)

FILED FOR RECORD at 2:30 o'clock P. M. on the 13 day of Feb. A.D. 1953.
Miss Emilie Limberg
Clerk County Court, Travis County, Texas

STATE OF TEXAS }
COUNTY OF TRAVIS } I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for Record in my office on the 13 day of Feb. A.D. 1953 at 2:30 o'clock P. M. and duly recorded on the 13 day of Feb A.D. 1953 at 3:00 o'clock P. M. in the Plat Records of said County in Plat Book 6 Page 65

WITNESS MY HAND AND SEAL of the County Court of said County on this date last written above.

Miss Emilie Limberg
Clerk County Court, Travis County, Texas
BY: M. Merrin Deputy
(SEAL)

For restrictions see Vol. 1404 Pp. 222-224 and Records
For restrictions see Vol. 1326 Pp. 304-308 Deed Records
For Amended Restrictions see Vol. 1446, Page 483. Deed Records
Emilie Limberg, Co. Clk.

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That Delwood Development Co., Inc., owner of that certain 32.78 acre tract out of the James D. Watson League, Travis County, Texas, and being conveyed to Delwood Development Co., Inc. by deed recorded in Vol. 1106 Page 337, Travis County Deed Records, hereby adopts this map or plat as its subdivision to be known as "DELWOOD 4", and hereby dedicates to the public all streets shown on said map or plat as are indicated on said map or plat as far as its interests may appear.

WITNESS our hands this the 13th day of Jan. A.D. 1953.

ATTEST: J. Gormley Secretary
Delwood Development Co., Inc.
BY: Hunter Schleffer (SEAL)
Hunter Schleffer, President

STATE OF TEXAS }
COUNTY OF TRAVIS } Before me, the undersigned authority, on this day personally appeared Hunter Schleffer, President of Delwood Development Co., Text., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act and deed of said corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under My Hand and Seal of office this the 13th day of Jan. A.D. 1953.

James D. Watson, Notary Public, Travis County, Texas

APPLICATION FOR ZONING CHANGE

SUMMARY SHEET

Name	Address
Raymond Ramsey	P. O. Box 6066 1219-1221 Corona Drive

Requests change FROM "A" [illegible] 1st Res.

TO "C2" [illegible] Retail, 1st Res.

of the property known as 1219-1221 Corona Drive

Date of Application Sept. 27, 1957

Referred to Planning Commission by City Council _____

Considered by Planning Commission ZC GRANT 3-2 HM, HH

Recommendation of Planning Commission on Application FOR ~~AGAINST~~

Proposal of Planning Commission 5-2 (DP, ES Absent)

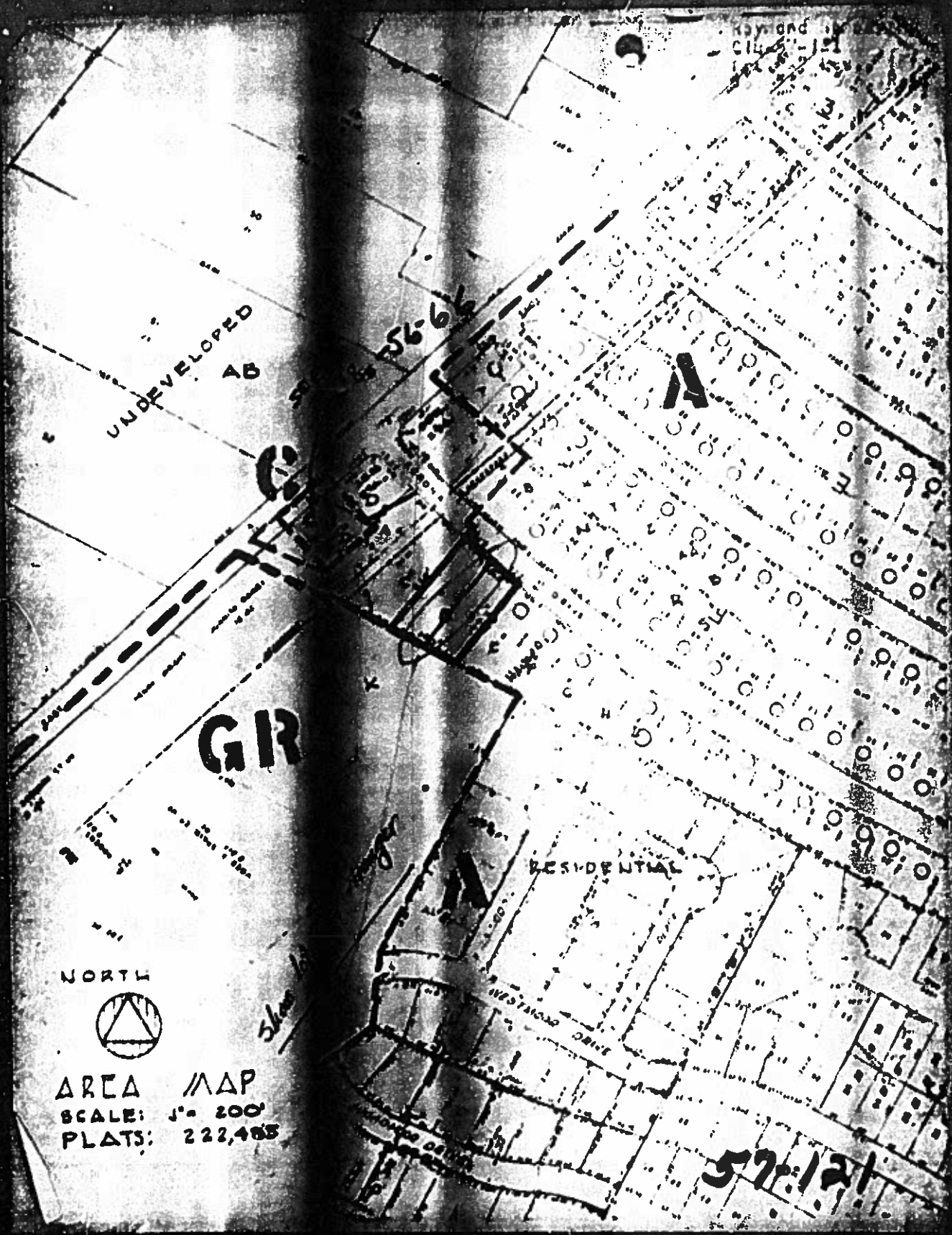
Disposal to be made _____

Public Hearing by City Council for Oct. 7 1957

Public Hearing Advertised _____

Action by City Council WITHDRAWN

57-121


UNDEVELOPED
AB
GR
A
RESIDENTIAL
NORTH
AREA MAP
SCALE: 1" = 200'
PLATS: 222,485

C14-57-120 S. B. Wingfield (Cont'd

A review of the staff report ... and that the applicant has proposed a used car and truck sales lot for t... property, but if the business is continued as already established according ... testimony presented, it would require a "D" Industrial or possibly and "... Industrial designation. The Commission reviewed the location of the ... and found that it does not front on a thorofare and is under separa... from that on the Highway, therefore, could not be classed as a log... extension of an existing commercial zone. It was therefore unanimously

VOTED: To recommend that the ... of S. B. Wingfield for a change in the zoning plan from "A" ... to "C" Commercial for property located at 6318-6320 Del Mon... be DENIED.

C14-57-121 Raymond Ramsey: A to ... 1219-1221 Corona Driv...

Mr. Ramsey appeared to suppor... his request and stated that he owns the commercial property abutting ... portion on the west and acquired these two lots many months ago. He proposed ... erect a building for retail business and to provide and improve a buffer ... on the east to protect the adjoining residential lot. He said this would be ... desirable than a duplex which is now permitted on the property. He agreed ... buffer zone would be maintained by the owner. One reply to notice ... received favoring the change.

A group of nearby property ... appeared and two replies to notice and a petition, signed by 25 proper... owners on Corona Drive between Cameron Road and Berkman Drive, were received ... opposition to the request. Reasons given may be summarized as follows:

1) About a year ago the real ... of this area opposed a rezoning request of Nash Phillips-Copus. The ... was passed on the basis that Nash Phillips-Copus was ready to start ... immediate construction while other owners of commercial property had no plan... immediate development. At this time there has been no move made to ... this shopping center. It was noted at that time by the Planning Com... that the property across Cameron Road was not available for busine... but since that time a large area has been zoned for a regional shop... center which is now proposed. There is adequate commercial prop... in this area still undeveloped.

2) Corona Drive, now approx... 30 feet of pavement, is serving several residential areas as a ... tributary to Cameron Road. Introducing this property as a "GR" Gener... retail site facing Corona Drive, and said site having no other outlets, ... can only further complicate traffic conditions. There a number of childr... on this street and several have already been hurt by cars.

3) Rezoning would depreciat... present residential property and would encroach upon the residential ch... of the area. There would be no adequate buffer between "GR" Com... retail property and adjoining residential property.

57-121

C14-57-121 Raymond Ramsey (Cont'd)

Some members felt that this would be a logical extension of commercial zoning to include all of an area which is under one ownership, provided a buffer zone of 26 feet is provided and maintained as such on the east side of the property. A majority, however, felt that this would be extending business into an established residential area. It was recognized a report by the staff that this area was originally subdivided with the existing "O" Commercial property so planned at that time and with deed restrictions on the remainder of the lots in effect prohibiting any use other than residential. The members also concluded that there is sufficient commercial property in this general area which is still undeveloped to serve the needs of the area. Therefore, it was

VOTED: To recommend that the request of Raymond Ramsey for a change of zoning from "A" Residence to "C" General Retail for property located at 1219-1221 Corona Drive be denied.

AYE: Mrs. Mitchell and Messrs. Strong, Holmes, Jackson, and Kinser
NAY: Messrs. Rainey and Spille
ABSENT: Mr Braswell

C14-57-122 Austin National Bank: C[illegible] Cameron Rd., E. 51st St., Interregional Hwy.

Mr. Truman E. O'Quinn (attorney) represented the applicant at the hearing and presented the following in support of the request:

1) This triangle of property is surrounded by "B" and "C" zones and is bounded by Interregional Highway, Cameron Road and East 51st Street. It is proposed to establish a liquor package store in a small, circular building with canopy attached. Provision will be made for drive-in window service and for parking on the property. City officials have been consulted regarding the proper plan of development and driveway entrances and exits have been planned in accordance with recommendations of the Traffic Engineer. There will be no vehicular access from 51st Street.

2) The design and small size of the building would prohibit its use as a restaurant or tavern.

No one appeared in opposition.

The Commission reviewed the position of this property with regard to surrounding streets and the existing zoning. It concluded that the proposed development would be the best and most intensive use for the land. Therefore, it was unanimously

VOTED: To recommend that the request of Austin National Bank for a change from "C" Commercial to "C-2" Commercial for property bounded by Interregional Highway, Cameron Road and East 51st Street be GRANTED.

57-121

Department of Planning - Au[illegible], Texas October 8, 1957

ZONI[illegible]NGE STAFF REPORT

APPLICANT: Raymond Ramsey File: C14-57-121

DESCRIPTION: Locally known a[illegible]-122[illegible] Corona Drive. Two lots fronting approximately 1[illegible] t along the south right-of-way line of Corona Drive and [illegible]ing an average depth of approximately 180 feet. Same [illegible] Lots 6 and 7 block G, Delwood 4

ZONING: EXISTING: "A" Reside[illegible] First Height and Area
REQUESTED: "GR" Gener[illegible] Retail, First Height and Area

TOPOGRAPHY: The site is gene[illegible] level.

LAND USE: SITE: The site is [illegible]ant.
AREA: The area a[illegible] subject property is developed predominantly wi[illegible]-family dwellings. The "C-1" Commercial are[illegible] locally known as 5505 Cameron Road is developed wi[illegible] 7-11 store. The "C" Commercial area east of Ca[illegible] Road is developed with two service stations. [illegible] Commercial area west of Cameron Road is undevelo[illegible].

R.O.W. WIDTHS: Cameron Roa[illegible] 60 foot right-of-way - 18 foot pavement.
Corona Driv[illegible] 50 foot right-of-way - 30 foot pavement.

NEAREST "C" COMMERCIAL DEVELOPMENT: The neares[illegible]mercial development is a service station at the sou[illegible] corner of Corona Drive & Cameron Road, approximate[illegible]0 feet to the west.

CAR COUNT: Cameron Ro[illegible] 4,310 cars per day.
Corona Driv[illegible] no car count available.

AREA OF REQUEST: 24,500 squ[illegible]eet - - or .563 acres.

PROPOSAL: Applicant p[illegible]as construction of building for various retail purp[illegible].

HISTORY: The area southw[illegible] subject property was zoned "GR" General Retail February [illegible].

5427-5435 Camero[illegible] was zoned "C-1" Commercial, January 10, 1957.

The area northw[illegible] subject property was zoned "C" Commercial on May 13, 1955.

STAFF NOTE: There are appro[illegible]ely 16.7 acres of commercial zoned land east of Cameron [illegible] between the 5300 block and the 5500 block of which approxi[illegible]y 2 acres are developed as such.

57-121

City Austin, Texas

Memorandum

DATE October 25, 1957

FROM: Ed Stevens
Chief of Planning Administrator

TO: V. L. Mike Mahoney
Director of Planning

SUBJECT: Delwood 4 Deed Restrictions

FILE: C14-57-121

The following is an extract of deed restrictions as recorded in Volume 1326, Page 304-308, Travis County Deed Records, as you requested.

WHEREAS, said Delwood Development Company, Inc. desires that said subdivision shall have proper covenants, conditions, and restrictions, it does hereby declare that all the property shown on the plat of said Delwood No. 4, recorded in Plat Book 6, Page 85, Plat Records, Travis County, Texas, shall be subject to the following covenants, conditions and restrictions, except Lots one (1) through five (5) inclusive in Block 6, and Lots nineteen (19) through twenty-one (21), inclusive in Block 6, which said lots are not included in these restrictions, and are hereby expressly excluded therefrom, to-wit:

PARAGRAPH 3

All dwellings erected, placed, altered, or permitted to remain on any residential building plots shall be used exclusively for residential purposes, and no part of any building erected on these lots, and no lot or parts of any lot herein, shall be used for any business purpose whatsoever, except that one sales office may be erected and maintained by the owner or its agents for the exclusive sale of lots in this Subdivision.

OK

mm (copy to Council)

57-121

SIGNED CH

DELWOOD DEVELOPMENT CO., INC.

TO

THE PUBLIC

RESTRICTIONS
DATED: March 25, 1953
FILED: March 26, 1953
RECORDED VOL. 1506 PAGES 304-08
TRAVIS COUNTY DEED RECORDS

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

WHEREAS, Delwood Development Co., Inc., a private corporation, has subdivided that certain 37.78 acres out of the JAMES P. WALLACE league, situated in Travis County, Texas, and being a part of that certain property described in deed to Delwood Development Co., Inc., recorded in Vol. 1306, page 337, Deed Records, Travis County, Texas, and being the same property which is known as Delwood No. 4, the plat of said subdivision being of record in Plat Book 6, page 85, Travis County, Texas; and

WHEREAS, said Delwood Development Co., Inc. desires that said subdivision shall have proper covenants, conditions and restrictions, it does hereby declare that all the property shown on the plat of said Delwood No. 4, recorded in Plat Book 6, page 85, Plat Records, Travis County, Texas, shall be subject to the following covenants, conditions and restrictions, except Lots One (1) through Five (5) inclusive, in Block G, and Lots Nineteen (19) through Twenty-one (21), inclusive, in Block F, which said lots are not included in these restrictions, and are hereby expressly excluded therefrom, to-wit:

1. For the purposes of these restrictions and covenants, a "plot" as used shall be understood to consist of a lot or lots having a contiguous frontage, and all lots included in these restrictions in this subdivision shall be known and described as residential lots.

2. No building shall be erected, placed, altered, or permitted to remain on any residential building plot other than one family dwelling not to exceed two and one-half stories in height. Any garages built shall be attached to the dwelling, as well as any servants quarters which may be constructed in connection with a dwelling. No duplexes or garage apartments shall be erected on any lot.

3. All dwellings erected, placed, altered, or permitted to remain on any residential building plots shall be used exclusively for residence purposes, and no part of any building erected on these lots, and no lot or parts of any lot herein, shall be used for any business purpose whatsoever, except that one sales office may be erected and maintained by the owner or its agents for the exclusive sale of lots in this subdivision.

4. No building constructed as a dwelling shall be located nearer than thirty (30) feet to, nor more than fifty feet (50) from, the front lot line, nor shall any such building be nearer than fifteen (15) feet to any side street.

5. No structure shall be erected, placed or maintained on any building plot which plot has an area of less than six thousand (6,000) square feet and a width of less than fifty-five (55) feet at the building set back line as set out in section four (4) hereof. No corner lot shall be resubdivided or used as to permit an additional dwelling facing on a side street.

6. No trailer, basement, tent, shack, garage, garage apartment, barn, or other outbuilding erected on said Delwood No. 4 shall at any

time be occupied or used as a residence by an owner or a tenant, temporarily or permanently; provided that an apartment or quarters which are attached to the main residence, or attached to a garage which is attached to a main residence may be occupied and used by domestic servants of a resident owner or tenant if and when full time employees of a resident owner or tenant of said owner.

7. Easements are reserved as shown on the recorded plat. A five (5) foot easement for utility installation and maintenance is reserved off of the rear of each platted lot, whether or not such easement is shown on the plat.

8. No dwelling or building shall be erected or placed on any of said lots, nor shall any existing structure be altered until the building plans and specifications and a plot plan have been submitted to and approved in writing by Dotsco Development Co., Inc., or a representative by it designated in writing, or in the event of the dissolution of said corporation, by its successor, or person or concern designated by said corporation; provided, however, if said building plans and specifications and said plot plan be not approved or disapproved within thirty (30) days following the date on which the same submitted for approval, or if no injunction suit shall have been commenced prior to the completion of the work, then proper approval of the building plans and specifications and the plot plan shall be conclusively presumed to have been had and obtained.

9. No dwelling shall be constructed or permitted to remain on the premises that is of box construction, nor shall any structure which has been erected elsewhere be moved onto said premises.

10. In addition to the restrictions hereinabove set forth, it is agreed that the following restrictions shall apply to the following lots facing on Corona Drive, being Lots Six (6) through Twenty-one (21), in Block G, Lots One (1) through Five (5), in Block G, Lots Twenty-two (22) through Thirty-seven (37), in Block F, and Lots Sixteen (16) through Twenty (20), in Block H; that any structure, dwelling placed or built on said lots shall contain not less than 900 square feet of ground floor area.

11. Further, any structure or dwelling placed or built on the lots facing on Clovisleaf Drive, being Lots One (1) through Eighteen (18), in Block F, Lots One (1) through Five (5), in Block H, Lots Eighteen (18) through Thirty-four (34), in Block E, and Lots Sixteen (16) through Twenty (20), in Block M, shall contain not less than 1,000 square feet of ground floor area.

12. Further, any structure or dwelling placed or built on the lots facing on Ridgecrest Drive, being Lots One (1) through Seventeen (17), in Block E, and Lots Fifteen (15) through Thirty (30), in Block D, shall contain not less than 1,110 square feet of ground floor area.

13. Any structure or dwelling placed or built on the lots facing on Lakewood Drive, being Lots One (1) through Fourteen (14), in Block D, and Lots Fourteen (14) through Twenty-six (26), in Block C, shall contain not less than 1,200 square feet of ground floor area. In addition, all dwellings erected on the lots enumerated in this paragraph No. 13 shall contain at least thirty per cent (30%) masonry construct

#3. 1326/304 1v

14. These restrictions and covenants are hereby declared to be covenants running with the land and shall be binding upon all persons acquiring title to property in this subdivision, whether by descent, devise, purchase or in any manner whatsoever, and any person or persons in accepting title to any lot or plot in this subdivision shall thereby agree and covenant to abide by and fully perform the restrictions and covenants herein set out.

15. If any person or persons shall violate any of the restriction and covenants herein, it shall be lawful for any other person or persons owning real property in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any restriction or covenant stated herein and either prevent him or them from so doing or to correct such violation, or to recover damages of other dues for such violation. Invalidation of any o or of any part of any one of these restrictions by a judgment, or an order of a court of competent jurisdiction shall in no way affect or invalidate any of the other restrictions herein set out, all of which shall remain in full force and effect.

16. These restrictions and covenants shall be binding until January 1, 1963.

17. On and after January 1, 1963, these restrictions and covenants shall automatically be extended for successive periods of ten (10) years each unless, by a vote of three-fourths majority of the then owners of the lots or plots in this subdivision, it is agreed to amend or change these restrictions in whole or in part.

In testimony whereof, witness the signature of Hunter Schieffer, as President of Delwood Development Co., Inc., this the 26 day of March 1953.

DELWOOD DEVELOPMENT CO., INC.
By Hunter Schieffer,
President

ATTEST: J. D. Connelly
Secretary

(Seal)

THE STATE OF TEXAS |
COUNTY OF TRAVIS | BEFORE ME, the undersigned authority, on this day personally appeared Hunter Schieffer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of Delwood Development Co., Inc., as President thereof, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the 26 day of March 1953.

Eva Rodgers
Notary Public, Travis County, Texas

(Notary Seal)

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0175
Contact: Joi Harden, (512) 974-2122
Public Hearing:
September 9, 2008 Planning Commission

☐ I am in favor
☒ I object

Kenneth Fincher
Your Name *(please print)*

1200 Cloverleaf Drive
Your address(es) affected by this application

Kenneth O. Fincher 8-30-08
Signature Date

Comments: Although in error, The City zoned This property GR-CO-NP.
The owners, and potential developers, have acted in good faith to utilize The property accordingly.
Now The City wants to withdraw Its GR-CO-NP zoning to cover its own error -- regardless of The consequences to The owners.
Not good form or government!

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Joi Harden,}
P. O. Box 1088
Austin, TX 78767-8810