

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 6,155 ACRES OF LAND GENERALLY**
4 **KNOWN AS THE WEST OAK HILL NEIGHBORHOOD PLAN AREA AND TO**
5 **CHANGE THE BASE ZONING DISTRICTS ON 20 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 20 tracts of land within the property
12 (the "Property") described in Zoning Case No. C14-2008-0125, on file at the
13 Neighborhood Planning and Zoning Department, as follows:
14

15 Approximately 6,155 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 Save and Except Tract 6 7912 West US Hwy 290 W
20 (Lot 1 Haskell Subd), TCAD ID#315303,
21

22 generally known as the West Oak Hill neighborhood plan combining district, locally
23 known as the area bounded by Southwest Parkway on the north, West William Cannon
24 Drive on the east, FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill
25 Road on the south, and Thomas Springs Road, Circle Drive, and West View Road on the
26 west, in the City of Austin, Travis County, Texas, and identified in the map attached as
27 Exhibit "B" (*the Zoning Map*).
28

29 Except as provided in this ordinance, the existing base zoning districts and conditions
30 remain in effect.
31

32 **PART 2.** The base zoning districts for the 20 tracts of land are changed from interim rural
33 residence (I-RR) district, rural residence (RR) district, development reserve (DR) district,
34 interim single family residence standard lot (I-SF-2) district, single family residence large
35 lot (SF-1) district, and multifamily residence low density (MF-2) district, to single family
36 residence large lot-neighborhood plan (SF-1-NP) combining district, single family
37 residence large lot-conditional overlay-neighborhood plan (SF-1-CO-NP) combining

district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district, mobile home residence-neighborhood plan (MH-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, and, community commercial-neighborhood plan (GR-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
1	312221	8556 W U S HY 290 (LOT 1 FOREST PARK)	RR	LO-NP
3	446656	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	LR-MU-NP (southern part of tract)
4	446656	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	SF-1-NP (northern part of tract)
5	315296	8060 W US HIGHWAY 290 (ABS 788 SUR 62 WILLIAMS J ACR 2.27)	I-RR	LO-NP
7	315280	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 1.763)	DR	GO-NP
	315281	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 4.997)	DR	GO-NP
8	315132	7009 CONVICT HILL RD (LOT 1 * LESS N 2.193AC BLK 5 OAK HILL HEIGHTS SEC 5)	RR	LO-NP
9	311870	7201 BREEZY PASS CV (LOT 6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311867	7207 BREEZY PASS CV (LOT 3 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311878	7209 BREEZY PASS CV (LOT 2 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311869	7203 BREEZY PASS CV (UNNUMBERED LT BETWEEN LT 4&6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311873	7204 BREEZY PASS CV (LOT 9 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311868	7205 BREEZY PASS CV (LOT 4 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	311871	7200 BREEZY PASS CV (LOT 7 BLK 3 * LESS .186AC OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311874	7206 BREEZY PASS CV (LOT 10 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311875	7208 BREEZY PASS CV (LOT 11 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311879	7210 BREEZY PASS CV (LOT 12 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	311872	7202 BREEZY PASS CV (LOT 8 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	315046	7211 BREEZY PASS CV (LOT 1 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	315130	6806 BREEZY PASS CV (LOT 13 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
10	311860	6701 WOLFCREEK PASS (LOT 6 BLK A WEDGEWOOD SEC 1)	DR	SF-2-NP
11	311754	W U S HY 290 (ABS 28 SUR 90 ANDERSON T ACR 3.562)	DR	SF-1-NP
12	510978	8015 DARK VALLEY CV UNIT 21 (ABS 788 SUR 62 WILLIAMS J ACR 5.119)	I-RR	SF-1-CO-NP
	510977	8511 F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 4.255)	I-RR	SF-1-CO-NP
	510962	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 10.0 (1-D-1W))	I-RR	SF-1-CO-NP
	510963	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 8.0 (1-D-1W))	I-RR	SF-1-CO-NP
12a	510981and 532062	6800 WATERS WAY (TAX ID #510981: ABS 788 SUR 62 WILLIAMS J ACR 1.0; TAX ID # 532062:ABS 788 SUR 62 WILLIAMS J ACR 10.324 [1-D-1])	I-RR	SF-6-CO-NP
14	464693	6804 OLD BEE CAVES RD (ABS 28 SUR 90 ANDERSON T ACR 8.939)	I-RR (northeast portion of the tract)	LR-CO-NP
15	311852	7132 W STATE HY 71 (ABS 28 SUR 90 ANDERSON T ACR .689)	SF-2	LR-CO-NP
16	308762	7216 W STATE HY 71 (LOT 2 FIRST PROPERTY REALTY SUBD)	SF-2	LR-CO-NP
17	308781	7601 W STATE HY 71 (LOT 2-A * RESUB OF LOT 2 LARSON OAKS)	RR	LR-CO-NP
	308780	W STATE HY 71 (LOT 1 LARSON OAKS LESS .052 ACR INTO ROW)	RR	LR-CO-NP
18	306454	7928 W STATE HY 71 (LOT 1 Y SUBD SEC 4 THE)	I-SF-2	LR-CO-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
19	306464	8123 W STATE HY 71 (LOT 2 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	306465	8101 W STATE HY 71 (LOT 1 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	306462	8131 W STATE HY 71 (LOT 4 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
	306463	8125 W STATE HY 71 (LOT 3 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
20	306415	W STATE HY 71(306415 - ABS 671 SUR 803 ROCK T & VARIOUS SURVEYS ACR 21.77)	DR	MH-NP
21	103834	TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.532)	DR	GR-NP
	103832	TRAVIS COOK RD (TRT A GARTNER MARY BETH ADDN THE)	DR	GR-NP
	103831	5415 TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.77)	DR	GR-NP
22	103036	6409 THOMAS SPRINGS RD (ACR .552 * OF MCCORMICK ADDN)	I-SF-2	SF-2-NP
	103042	THOMAS SPRINGS RD (ACR .464 * OF MCCORMICK ADDN ABS 588 SUR 600 * .24AC NEPGIN A ACR .704 * TOTAL)	I-SF-2	SF-2-NP

PART 3. 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:

- A. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.
- B. Mobile food establishment requirements apply as set forth in Section 25-2-1406 and Section 25-2-812 (N) of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following uses are prohibited uses within the Critical Water Quality Zone, the Water Quality Transition Zone, and the Critical Environmental Feature buffer or the 100-year floodplain portions of Tracts 14, 15, 16, 17, and 18:

Custom manufacturing Service station

- B. The following applies to Tract 12a.

- 1) Vehicular access between Tract 12a and Waters Way is prohibited. All vehicular access to the tract shall be by way of Twilight Mesa Drive as the primary access point, or through other adjacent property.
- 2) Vehicular access between Tract 12a and Hot Springs Drive is limited to emergency access only.
- 3) Development of the property may not exceed 15 residential units.

- C. The minimum lot size for a lot within Tract 12 and Tract 12a is one-half acre.

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 5. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
 §
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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk