

ORDINANCE NO. 20081211-097

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 6,155 ACRES OF LAND GENERALLY KNOWN AS THE WEST OAK HILL NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 19 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 19 tracts of land within the property (the “Property”) described in Zoning Case No. C14-2008-0125, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 6,155 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 6 7912 West US Hwy 290 W
(Lot 1 Haskel Subd), TCAD ID#315303;
and

Tract 12a 6800 Waters Way (Abs 788 Sur
62 Williams J Acr 1.0; Abs 788 Sur 62
Williams J Acr 10.324 [1-D-1}),
TCAD ID#510981 & 532062.

generally known as the West Oak Hill neighborhood plan combining district, locally known as the area bounded by Southwest Parkway on the north, West William Cannon Drive on the east, FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road on the south, and Thomas Springs Road, Circle Drive, and West View Road on the west, 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 19 tracts of land are changed from interim rural residence (I-RR) district, rural residence (RR) district, development reserve (DR) district, interim single family residence standard lot (I-SF-2) district, single family residence large lot (SF-1) district, and multifamily residence low density (MF-2) district, to single family residence large lot-neighborhood plan (SF-1-NP) combining district, single family 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, 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, west portion of the property that fronts US Hwy 290 W (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	LR-MU-NP
4	446656	CIRCLE DR, rear west portion of the property approx. 700 ft. from US Hwy 290 W (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	SF-1-NP
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	GR-CO-NP
	315281	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 4.997)	DR	GR-CO-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

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
9	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
	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
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 uses are prohibited uses of Tract 7:

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Bail bond services

Commercial off-street parking

Outdoor sports and recreation

Service station

Indoor sports and recreation

Exterminating services

Indoor entertainment

Outdoor entertainment

Pawn shop services

Drop-off recycling collection facility

Pet services

Theater

- C. The following applies to Tract 12.

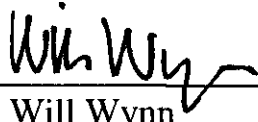
1) The minimum lot size is one-half acre.

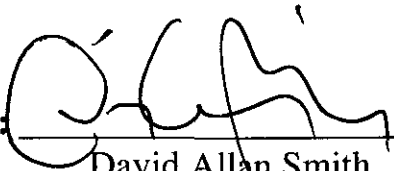
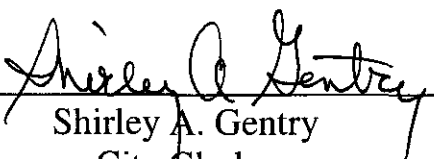
2) Vehicular access from Tract 12 to Hot Springs Drive/Rotan Drive shall be by way of a 30-foot wide easement located on the north side of Lot 10, Block B, Amended Plat of Shadowridge Crossing Section 9, and is limited to one single family residential use and its accessory uses.

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 December 22, 2008.

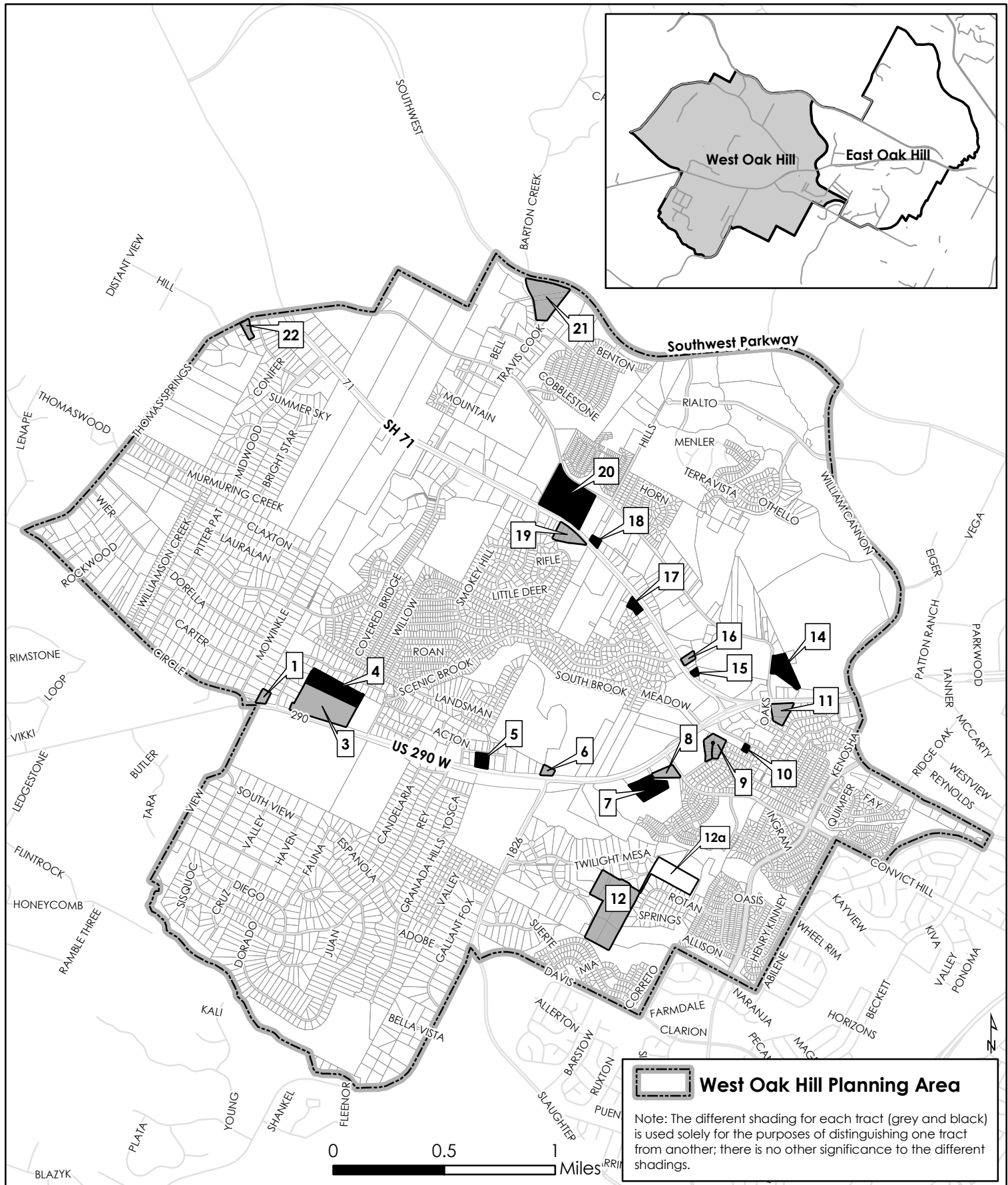
PASSED AND APPROVED

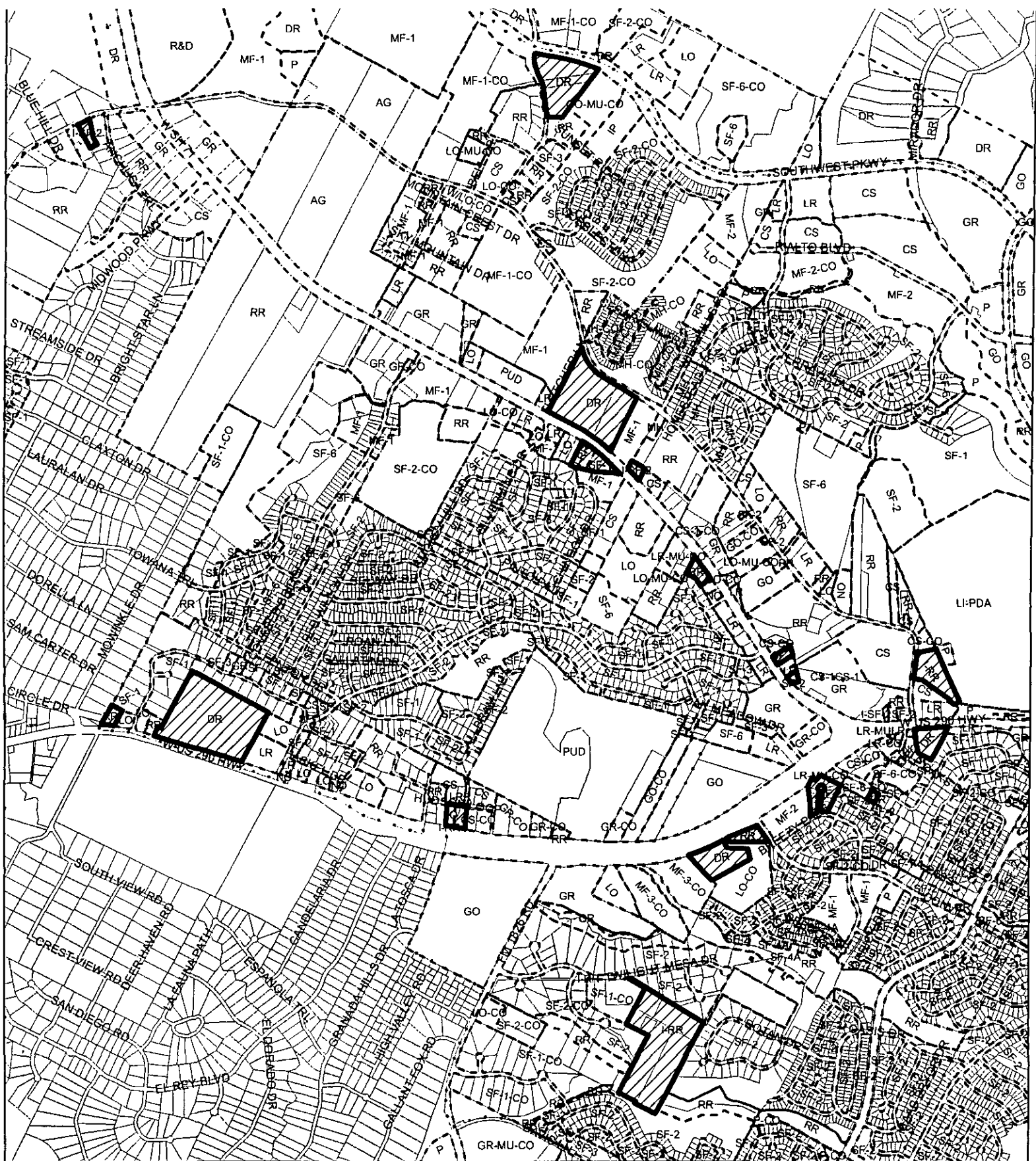
December 11, 2008 §
§
§ 
Will Wynn
Mayor

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






Case # C14-2008-0125



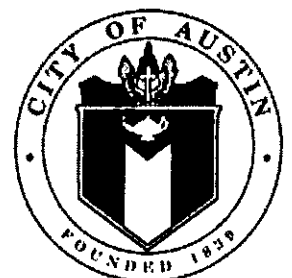


ZONING EXHIBIT B pg 1 of 2

ZONING CASE#: C14-2008-0125
 ADDRESS: OAK HILL COMBINED
 NEIGHBORHOOD PLAN (WEST)
 SUBJECT AREA: 0.000 ACRES
 GRID: A19, A21, B18-21 & C19
 MANAGER: G. MONTES

 SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE

OPERATOR: S. MEEKS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 1900'

