

Late Backup

54

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICT ON APPROXIMATELY 545 ACRES OF LAND GENERALLY
4 KNOWN AS THE WINDSOR ROAD NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING ON TWO 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 (the "Property"), and to change the base zoning districts on two tracts of land,
12 being approximately 1.175 acres identified in the attached Exhibit "A" (*the Tract Map*)
13 within the Property described as the Windsor Road neighborhood plan combining district
14 in Zoning Case No. C14-2010-0051, on file at the Planning and Development Review
15 Department, locally known as the area bound by West 35th Street and West 38th Street to
16 the north, North Lamar Boulevard to the east, Windsor Road to the south and Mopac
17 Expressway (Loop 1) to the west, in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "B" (*the Zoning Map*).
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20 Except as otherwise specifically provided in this ordinance, the existing base zoning
21 districts and conditions remain in effect.
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23 **PART 2.** The base zoning districts for the two tracts of land are changed from family
24 residence (SF-3) district, and limited office (LO) district, to neighborhood office-
25 neighborhood plan (NO-NP) combining district, and limited office-neighborhood plan
26 (LO-NP) combining district, as more particularly described and identified in the chart
27 below:
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Tract #	TCAD Prop ID	COA Address	From	To
1	120333	1717 W. 35th Street	LO	LO-NP
	120332	1721 W. 35th Street		
	120331	1801 W. 35th Street		
	120330	1803 W. 35th Street		
	120329	1805 W. 35th Street		
2	119428	3402 Kerbey	SF-3	NO-NP

PART 3. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. 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:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Front or side yard parking restrictions apply as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.
- C. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

PART 5. Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

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2 **PART 6.** This ordinance takes effect on _____, 2010.
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5 **PASSED AND APPROVED**

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9 _____, 2010

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10 _____
11 Lee Leffingwell
12 Mayor
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15 **APPROVED:** _____

16 Karen M. Kennard
17 Acting City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.