

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 1,982 ACRES OF LAND GENERALLY KNOWN AS THE WEST AUSTIN NEIGHBORHOOD GROUP NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING ON 14 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 (the "Property"), and to change the base zoning districts on 14 tracts of land being approximately 18.37 acres identified in the attached Exhibit "A" (*the Tract Map*), within the Property described as the West Austin Neighborhood Group neighborhood plan combining district in Zoning Case No. C14-2010-0052, on file at the Planning and Development Review Department, locally known as the area bound by West 35<sup>th</sup> Street to the north, MoPac Expressway to the east, Lady Bird Lake to the south and Lake Austin to the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

**PART 2.** The base zoning districts for the 14 tracts of land are changed from unzoned (UNZ), family residence (SF-3) district, multifamily residence medium density (MF-3) district, limited office (LO) district, neighborhood commercial (LR) district, general commercial services (CS) district to family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district, neighborhood office-neighborhood plan (NO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

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Tract #	TCAD Prop ID	COA Address	From	To
101	749984	3215 Exposition Blvd	Unzoned & SF-3	No Recommendation
102	116070 116071 116072 116073 116074 116075	3111 Windsor Rd Unit 101 3111 Windsor Rd Unit 102 3111 Windsor Rd Unit 103 3111 Windsor Rd Unit 104 3111 Windsor Rd Unit 105 3111 Windsor Rd Unit 106	LO	MF-1-NP
103	112690 112677	2008 Enfield Rd 2008 Enfield Rd	SF-3 MF-3, SF-3	P-NP
104	109577	700 Hearn Street	CS	MF-3-CO-NP
105	109576	2309 Pruett Street	CS	MF-2-CO-NP
106	109568	2310 W. 7th	CS	SF-3-NP
107	107253	2303 Lake Austin Blvd	LR	P-NP
108	116286	3411 Bonnie Road	CS	SF-3-NP
109	116251	3412 Bonne Road	CS, SF-3	SF-3-NP
110	116458	3506 Bonnie Road	CS, SF-3	SF-3-NP
111	116492	1504 Robinhood	CS	NO-NP
112	116373 116374 116375 116376	1400 Scenic Dr Unit 1 1400 Scenic Dr Unit 2 1400 Scenic Dr Unit 3 1400 Scenic Dr Unit 4	CS	MF-3-NP
113	116349 116350 725298 116352 116353 116354 116355 116356 116357 116358 116359 116360 116361 116362 116363 116364 116365 116366 116369	1500 Scenic Dr Unit 100 1500 Scenic Dr Unit 101 1500 Scenic Dr Unit 102 1500 Scenic Dr Unit 103 1500 Scenic Dr Unit 104 1500 Scenic Dr Unit 105 1500 Scenic Dr Unit 106 1500 Scenic Dr Unit 107 1500 Scenic Dr Unit 108 1500 Scenic Dr Unit 109 1500 Scenic Dr Unit 110 1500 Scenic Dr Unit 111 1500 Scenic Dr Unit 200 1500 Scenic Dr Unit 201 1500 Scenic Dr Unit 300 1500 Scenic Dr Unit 301 1500 Scenic Dr Unit 302 1500 Scenic Dr Unit 303 1500 Scenic Dr Unit 304	CS	MF-4-NP

Tract #	TCAD Prop ID	COA Address	From	To
	116367	1500 Scenic Dr Unit 305		
	116370	1500 Scenic Dr Unit 306		
	116368	1500 Scenic Dr Unit 307		
114	116348	1600 Scenic Dr	SF-3	P-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.

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

**PART 6.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

- A. The following applies to Tract 104.  
The maximum height for a building or structure is 35 feet from ground level.
- B. The following applies to Tract 105:  
Development of the property may not exceed four residential dwelling units.

1 Except as otherwise specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the respective base  
3 districts, and other applicable requirements of the City Code.  
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6 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2010.  
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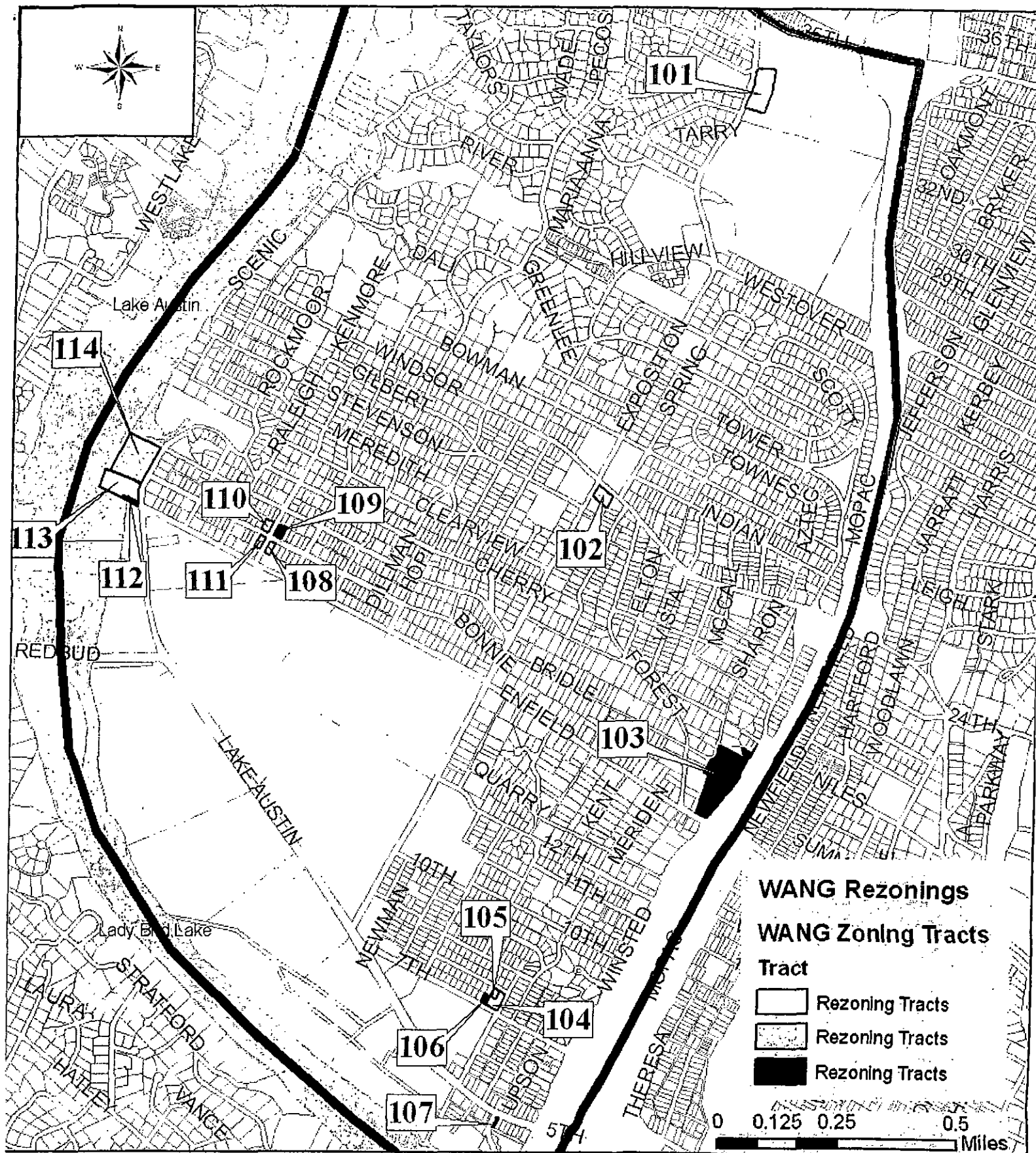
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9 **PASSED AND APPROVED**

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11 \_\_\_\_\_, 2010

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Lee Leffingwell  
Mayor

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19 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
20 Karen M. Kennard Shirley A. Gentry  
21 Acting City Attorney City Clerk



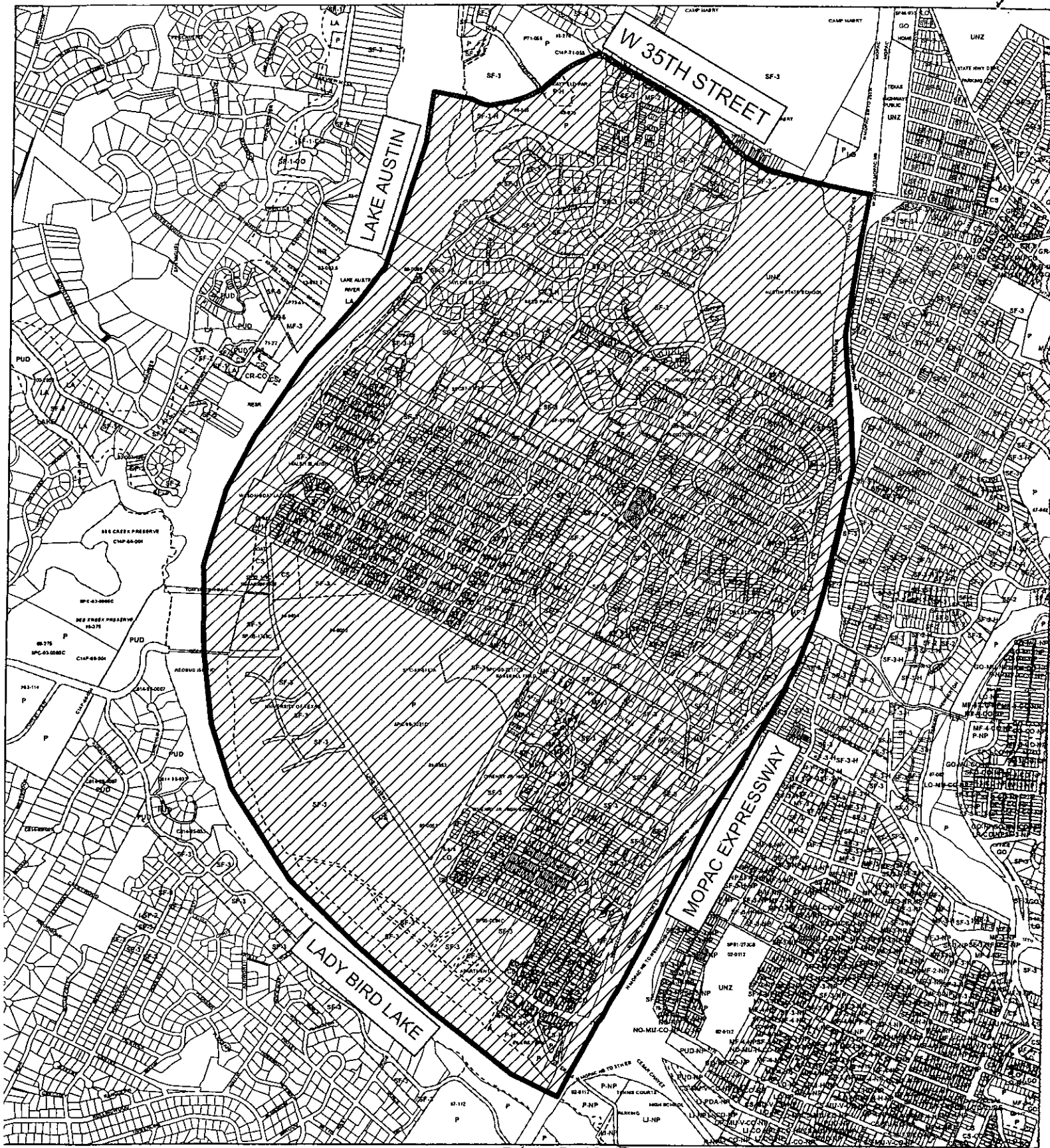
## Central West Austin Combined Neighborhood Plan

EXHIBIT A

West Austin Neighborhood Group Neighborhood Plan Combining District

Zoning Case #C14-2010-0052








# EXHIBIT B ZONING

CASE NUMBER: C14-2010-0052  
 ADDRESS: WEST AUSTIN NEIGHBORHOOD GROUP PLANNING AREA  
 AREA: 1982 AC.  
 GRID: G & H 23-26  
 CASE MGR: P. DIGIUSEPPE



## Legend

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 1800'

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.