ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 1,541 ACRES OF LAND GENERALLY KNOWN AS THE WEST AUSTIN NEIGHBORHOOD GROUP NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING ON 13 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 13 tracts of land being approximately 16.18 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, Save and Except the following properties:

3215 Exposition Blvd

approx 2.182 ac out of DJ Gilbert Sur 8 Abs 313; & a portion of Mar-Glenn;

2203 W 35th St (State School Tract)

approx 91.45 ac out of GW Spear Sur 7 Abs 697; DJ Gilbert Sur 8 Abs 313; & a portion of Mar-Glenn & Poole Estates.

Lake Austin Blvd (Brackenridge Tract)

approx 349.08 ac out of GW Spear Sur 7 Abs 697 & DJ Gilbert Sur 8 Abs 313

locally known as the area bound by West 35th 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.

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PART 2. The base zoning districts for the 13 tracts of land are changed from 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 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-mixed use-neighborhood plan (NO-MU-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract#	TCAD Prop ID	COA Address	From	То
	116070	3111 Windsor Rd Unit 101	A VAR	1397
	116071	3111 Windsor Rd Unit 102	07	
102	116072	3111 Windsor Rd Unit 103	10//	MF-1-NP
102	116073	3111 Windsor Rd Unit 104	LO	
	116074	3111 Windsor Rd Unit 105	Let	
	116075	3111 Windsor Rd Unit 106	-03	
103	112690	2008 Enfield Rd	SF-3	5 115
103	112677	2008 Enfield Rd	MF-3, SF-3	P-NP
104	109577	700 Hearn Street	CS	MF-3-CO-NP
105	109576	2309 Pruett Street	CS	SF-6-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-MU-NP
All	116373	1400 Scenic Dr Unit 1		
112	116374	1400 Scenic Dr Unit 2	00	MF-3-NP
112	116375	1400 Scenic Dr Unit 3	CS	
ARRA	116376	1400 Scenic Dr Unit 4		
113	116349	1500 Scenic Dr Unit 100	CS	MF-4-NP
	116350	1500 Scenic Dr Unit 101		
	725298	1500 Scenic Dr Unit 102		
40	116352	1500 Scenic Dr Unit 103		
	116353	1500 Scenic DrUnit 104		
	116354	1500 Scenic Dr Unit 105		

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Tract#	TCAD Prop ID	COA Address	From	То
0 111	116355	1500 Scenic Dr Unit 106	All	AND THE REAL PROPERTY.
	116356	1500 Scenic Dr Unit 107	Alle	Y Y
	116357	1500 Scenic Dr Unit 108	67	
	116358	1500 Scenic Dr Unit 109		
	116359	1500 Scenic Dr Unit 110		
	116360	1500 Scenic Dr Unit 111		
	116361	1500 Scenic Dr Unit 200	Veneza	<u>6</u>
	116362	1500 Scenic Dr Unit 201		68
	116363	1500 Scenic Dr Unit 300	1979	
	116364	1500 Scenic Dr Unit 301	4	
	116365	1500 Scenic Dr Unit 302		A STATE OF THE PARTY OF THE PAR
	116366	1500 Scenic Dr Unit 303		A STATE OF THE STA
	116369	1500 Scenic Dr Unit 304	4	
	116367	1500 Scenic Dr Unit 305		No.
	116370	1500 Scenic Dr Unit 306		boot 9
	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:

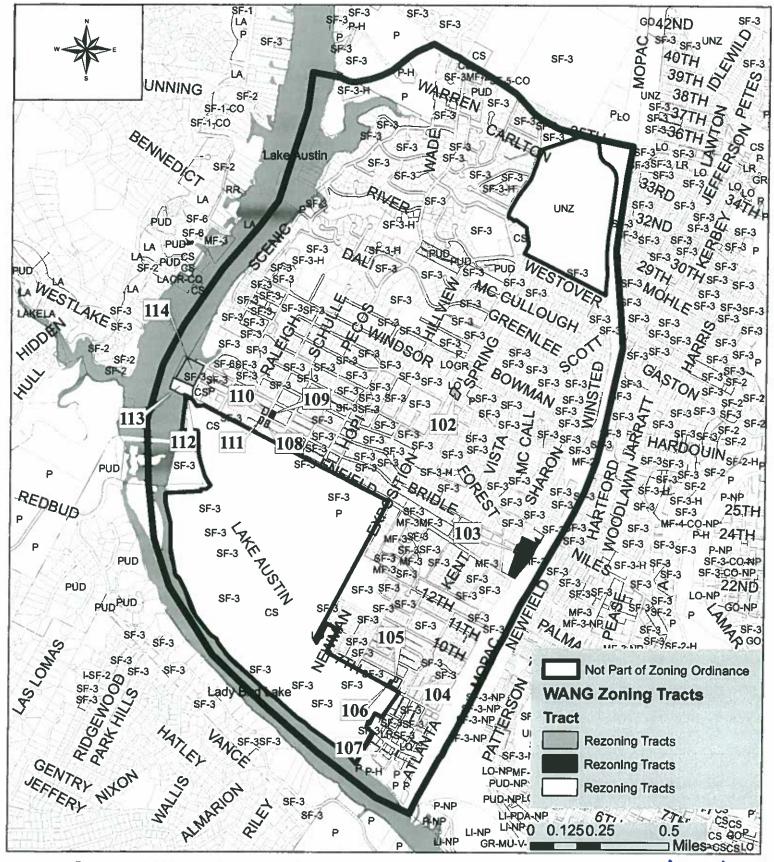
- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

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.
- C. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.

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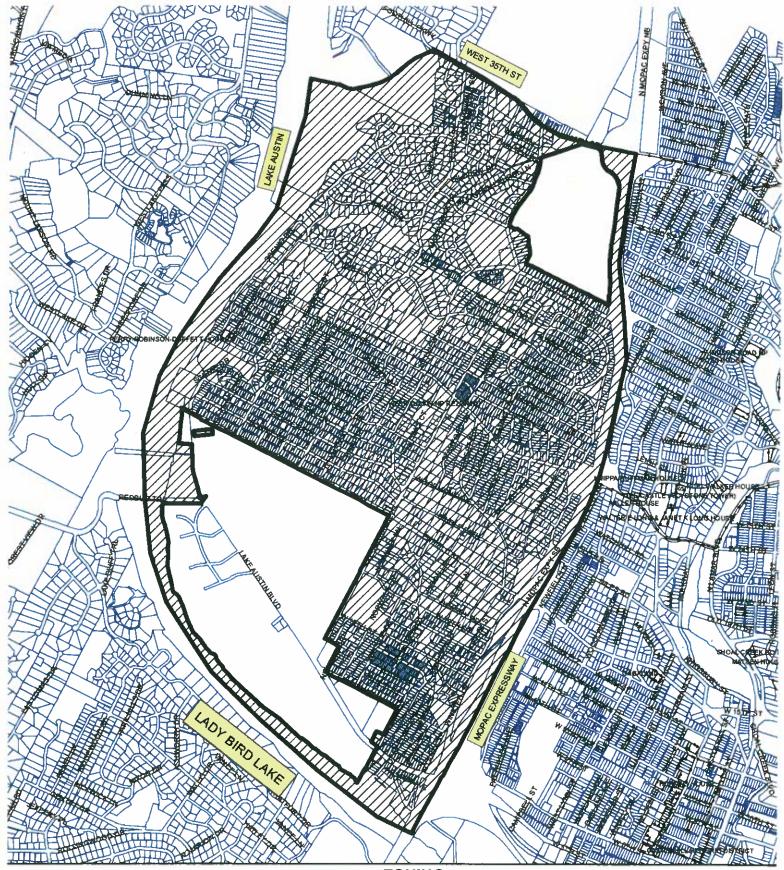
1						
3	••	Food establishments re 25-2-812 of the Code		within the boundaries of the NP as		
5	-	erty within the bound ordinance is subject to		ditional overlay combining district conditions.		
8	B	applies to Tract 104.				
10	The maximum	height for a building	or structure is 3.	5 feet from ground level.		
11 12 13 14	Except as otherwise 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.					
15 16	PART 7. This ordi	nance takes effect on		, 2010.		
17 18 19 20 21	PASSED AND AP	PROVED	§ §			
22 23		, 2010	§			
24252627				Lee Leffingwell Mayor		
28 29			ATTEST:			
30 31		Karen M. Kennard Acting City Attorney		Shirley A. Gentry City Clerk		
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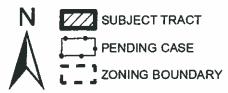






West Austin Neighborhood Group Neighborhood Plan Combining District





ZONING

G EXHIBIT B

ZONING CASE#: C14-2010-0052 LOCATION: WEST AUSTIN NEIGHBORHOOD PLAN

SUBJECT AREA: N/A ACRES GRID: G24/G23

MANAGER: PAUL DIGIUSEPPE

