

**ORDINANCE NO. 20100923-103**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 545 ACRES OF LAND GENERALLY KNOWN AS THE WINDSOR ROAD NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING ON TWO 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 two tracts of land, being approximately 1.175 acres identified in the attached Exhibit "A" (*the Tract Map*) within the Property described as the Windsor Road neighborhood plan combining district in Zoning Case No. C14-2010-0051, on file at the Planning and Development Review Department, locally known as the area bound by West 35<sup>th</sup> Street and West 38<sup>th</sup> Street to the north, North Lamar Boulevard to the east, Windsor Road to the south and Mopac Expressway (Loop 1) 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 two tracts of land are changed from family residence (SF-3) district, and limited office (LO) district, to neighborhood office-neighborhood plan (NO-NP) combining district, and limited office-neighborhood plan (LO-NP) combining district, as more particularly described and identified in the chart below:

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.

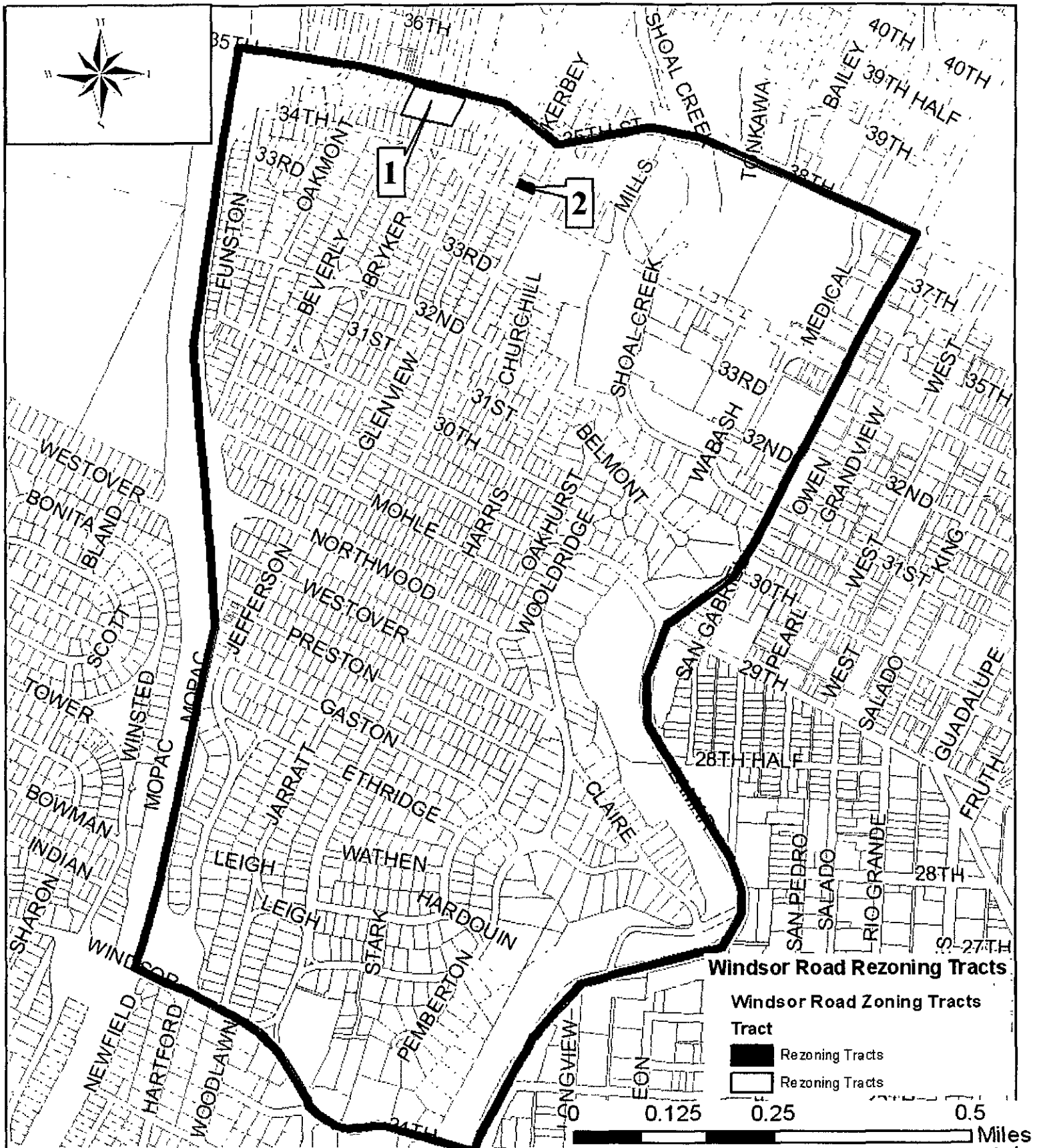
**PART 5.** Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

**PART 6.** This ordinance takes effect on October 4, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, September 23, 2010      §  
   §  
   § \_\_\_\_\_ Lee Leffingwell  
   Mayor

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

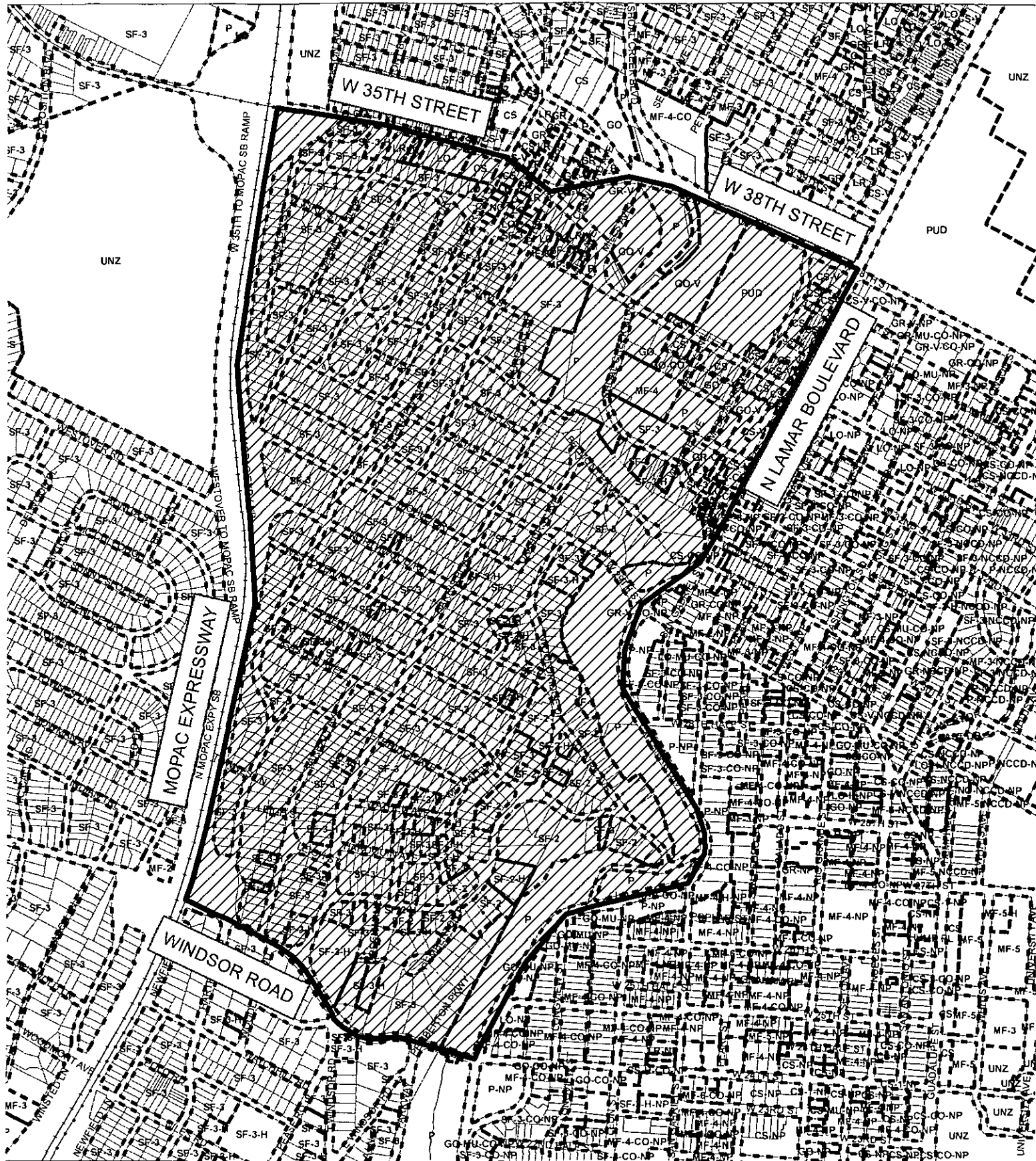





# **Central West Austin Combined Neighborhood Plan**

Windsor Road Neighborhood Plan Combining District



Zoning Case #C14-2010-0051



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

*RVHIBIT B*

ZONING CASE# C14-2010-0051

ADDRESS: WINDSOR ROAD PLANNING AREA

SUBJECT AREA: 545 ACRES

GRID: H24-25 & J24-25

MANAGER: W. RHOADES



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