

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1503 ENFIELD ROAD IN THE OLD WEST AUSTIN**
3 **NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-**
4 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-CO-NP)**
5 **COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-**
6 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP)**
7 **COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from neighborhood office-conditional overlay-neighborhood plan
13 (NO-CO-NP) combining district to multifamily residence medium density-conditional
14 overlay-neighborhood plan (MF-3-CO-NP) combining district on the property described in
15 Zoning Case No. C14-2010-0112, on file at the Planning and Development Review
16 Department, as follows:

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18 Lot 46, Enfield B Subdivision, a subdivision in the City of Austin, Travis County,
19 Texas, according to the map or plat of record in Plat Book 3, Page 75, of the Plat
20 Records of Travis County, Texas (the "Property"),

21
22 locally known as 1503 Enfield Road, in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as Exhibit "A".

24
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 multifamily residence medium density (MF-3) base district, and other applicable
28 requirements of the City Code.

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30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

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33 A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
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1 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old
2 West Austin neighborhood plan combining district.

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4 **PART 5.** This ordinance takes effect on _____, 2010.

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7 **PASSED AND APPROVED**

8
9 §
10 §
11 _____, 2010 § _____

12 Lee Leffingwell
13 Mayor

14
15
16 **APPROVED:** _____ **ATTEST:** _____
17 Karen M. Kennard Shirley A. Gentry
18 Acting City Attorney City Clerk

