

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A  
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING  
3 DISTRICTS ON APPROXIMATELY 787 ACRES OF LAND GENERALLY  
4 KNOWN AS THE WINDSOR HILLS NEIGHBORHOOD PLAN AREA AND TO  
5 CHANGE THE BASE ZONING DISTRICTS ON 26 TRACTS OF LAND.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended:  
11

- 12 i) to add a neighborhood plan (NP) combining district to each base zoning district  
13 within the property comprised of approximately 787 acres of land (the "Property"),  
14 and,  
15 ii) to change the base zoning districts within the Property on 26 tracts of land identified  
16 in the attached Exhibit "A" (*the Tract Map*),  
17

18 as described in Zoning Case No. C14-2010-0161, on file at the Planning and Development  
19 Review Department and generally known as the Windsor Hills neighborhood plan  
20 combining district, locally known as the area bounded by East Braker Lane on the north,  
21 Dessau Road on the east, East Rundberg Lane on the south, and IH-35 on the west, in the  
22 City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B"  
23 (*the Zoning Map*).  
24  
25

26 PART 2. Except as otherwise specifically provided in this ordinance, the existing base  
27 zoning districts and conditions remain in effect.  
28  
29

30 PART 3. The base zoning districts for the 26 tracts of land are changed from interim-  
31 rural residence (I-RR) district, rural residence (RR) district, interim-single family residence  
32 standard lot (I-SF-2) district, single family residence standard lot (SF-2) district, family  
33 residence (SF-3) district, multifamily residence low density (MF-2) district, limited office  
34 (LO) district, neighborhood commercial (LR) district, community commercial (GR)  
35 district, and general commercial services (CS) district, to family residence-neighborhood  
36 plan (SF-3-NP) combining district, multifamily residence medium density-neighborhood  
37 plan (MF-3-NP) combining district, limited office-mixed use-vertical mixed use building-

Tract #	TCAD Prop ID	COA Address	FROM	TO
3	712527	E 1015 BRAKER LN	I-RR	CS-NP
		E 1015.5 BRAKER LN		
	712528 (portion) Approximately 3.634 acres, being a portion of Lot 3A, out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County	E 1019 BRAKER LN		
		E 1021.5 BRAKER LN		
	712526 (portion) Approximately 0.021 acres, being a portion of Lot 1A, out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County	E 1005 BRAKER LN		
4	460757	11111 BLUFF BEND DR	SF-2	CS-MU-V-NP
	460755	11101 BLUFF BEND DR	I-RR	
	460754	11011 BLUFF BEND DR	I-RR	
5	460734 460735 477460	11012 BLUFF BEND DR	I-RR	LI-CO-NP
		11006 BLUFF BEND DR		
		11000 BLUFF BEND DR		
		11010.5 BLUFF BEND DR		
6	460752 (portion) Lots 1 & 2, Collinwood West Section III-A, as recorded in Volume 87, Page 50A, of the Official Plat Records of Travis County	1010 COLLINWOOD WEST DR	I-RR	MF-3-NP
		1000 COLLINWOOD WEST DR		
7	500941	11010 DESSAU RD	I-RR	GO-NP
		11020 DESSAU RD		
		11130 WANDERING WAY		
		11130.5 WANDERING WAY		
8	477462	801 RUBY DR	I-RR	CS-NP
		807.5 RUBY DR		
		10815.5 N IH 35 SVRD NB		
		10711.5 N IH 35 SVRD NB		
	460591 (portion) Lot 3, Joseph Cloyton Subdivision, as recorded in Volume 61, Page 42, of the Official Plat Records of Travis County	N 10707 INTERSTATE HY 35		
9	477465	829 RUBY DR	I-RR	LR-MU-V-NP
		821 RUBY DR		
10	477466	10806 JOSEPH CLAYTON DR	I-RR	CS-MU-V-NP
	477469	10710 JOSEPH CLAYTON DR		
11	477472	10700 JOSEPH CLAYTON DR	I-RR	LR-MU-V-NP
		901 RUBY DR		
		10803 JOSEPH CLAYTON DR		
	477471	10711 JOSEPH CLAYTON DR		
12	477473	10709 JOSEPH CLAYTON DR	I-RR	LR-MU-V-NP
		10908 BLUFF BEND DR	I-RR	CS-MU-V-NP

Tract #	TCAD Prop ID	COA Address	FROM	TO
	243409	9435 MIDDLE FISKVILLE RD E-5		
	243410	9435 MIDDLE FISKVILLE RD F-6		
	243411	9435 MIDDLE FISKVILLE RD G-7		
	243412	9435 MIDDLE FISKVILLE RD H-8		
24	242108	E 1400 RUNDBERG LN	LR	MF-3-NP
25	240719	9500 DESSAU RD	GR	MF-3-NP
		1416.5 E RUNDBERG LN		
		9411 MARLBOROUGH DR		
26	240717	9408 DESSAU RD	GR	GR-MU-V-NP
	240718	9406 DESSAU RD		

**PART 4.** 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 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.** Front or side yard parking restrictions apply to all residential uses within the boundaries of the NP as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.

**PART 7.** 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. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front porch setback applies as set forth in Section 25-2-1602.

1  
2 B. The following conditions apply to Tract 14:  
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4 A 25-foot wide vegetative buffer shall be provided and maintained along the  
5 south property line of the tract. Vegetative screening within the buffer zone  
6 must comply with the Screening Standards under Section 2.9.1 of the  
7 Environmental Criteria Manual. Improvements permitted within the  
8 vegetative buffer zone are limited to screening, drainage, underground utility  
9 improvements or those improvements that may be otherwise required by the  
10 City of Austin or specifically authorized in this ordinance.  
11

12 C. The following conditions apply to Tract 18:  
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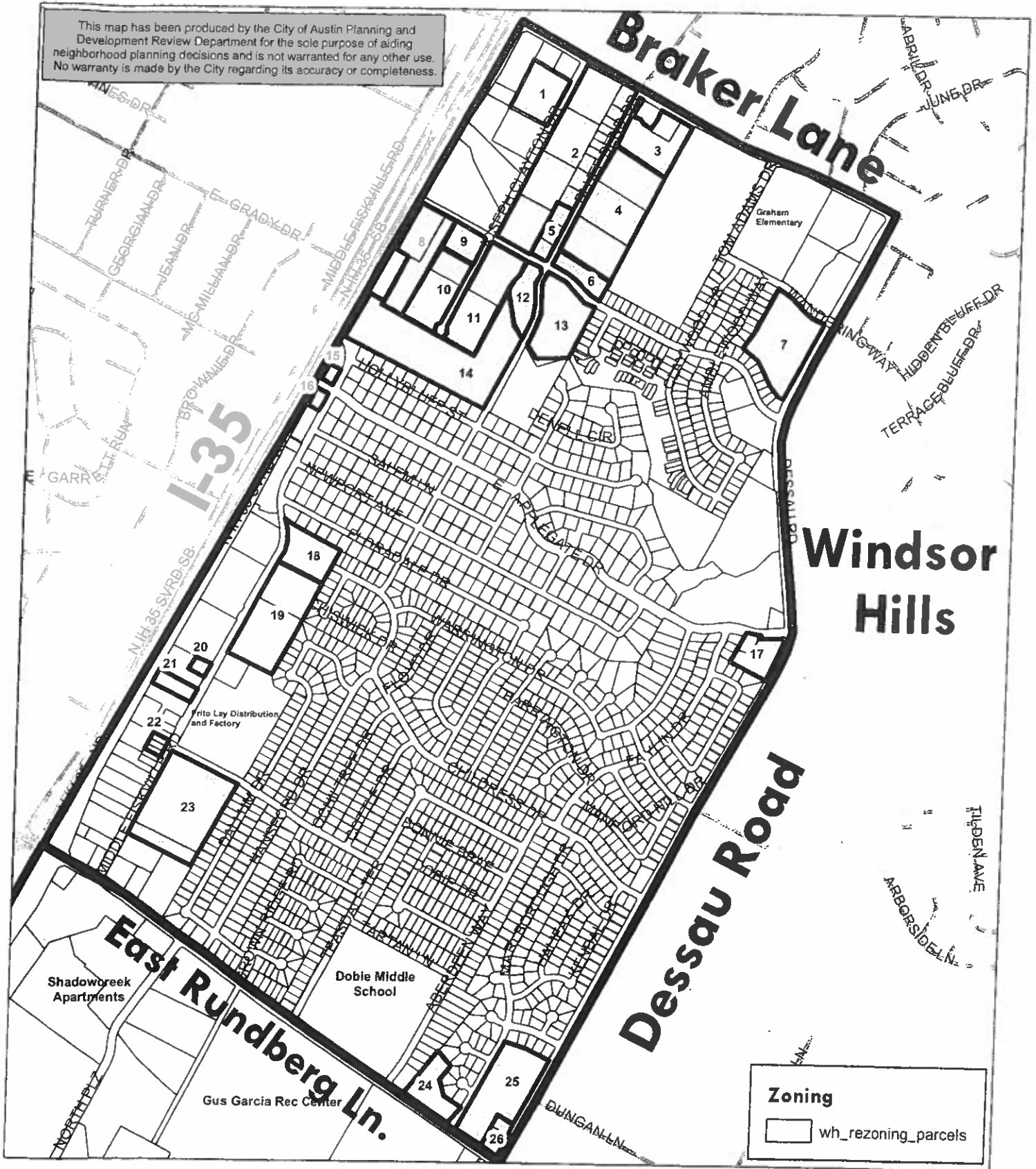
14 A 25-foot wide vegetative buffer shall be provided and maintained along the  
15 north and east property line of the tract. Vegetative screening within the buffer  
16 zone must comply with the Screening Standards under Section 2.9.1 of the  
17 Environmental Criteria Manual. Improvements permitted within the  
18 vegetative buffer zone are limited to screening, drainage, underground utility  
19 improvements or those improvements that may be otherwise required by the  
20 City of Austin or specifically authorized in this ordinance.  
21

22 D. The following conditions apply to Tracts 19 and 23:  
23

24 A 25-foot wide vegetative buffer shall be provided and maintained along the  
25 east property line of the tract. Vegetative screening within the buffer zone  
26 must comply with the Screening Standards under Section 2.9.1 of the  
27 Environmental Criteria Manual. Improvements permitted within the  
28 vegetative buffer zone are limited to screening, drainage, underground utility  
29 improvements or those improvements that may be otherwise required by the  
30 City of Austin or specifically authorized in this ordinance.  
31

32 Except as otherwise specifically restricted under this ordinance, the Property may be  
33 developed and used in accordance with the regulations established for the respective base  
34 district, the mixed use combining district, and other applicable requirements of the City  
35 Code.  
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This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



# Windsor Hills Neighborhood Planning Area

## Rezoning Map

Created 12/30/10

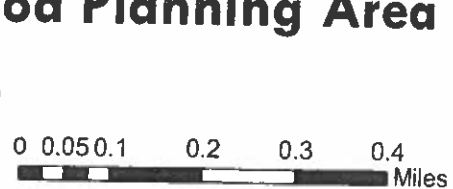
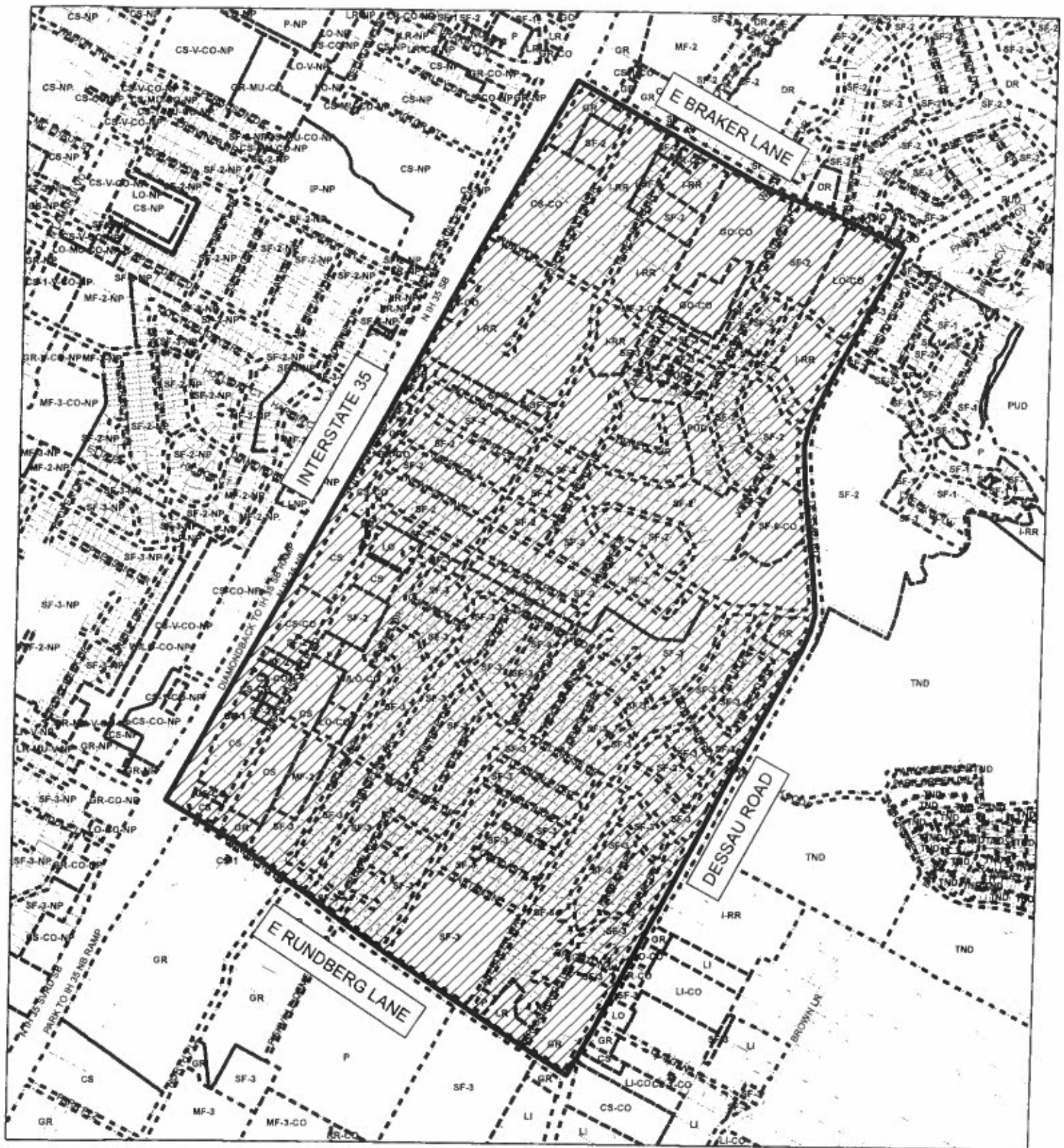





EXHIBIT A



# **ZONING**

ZONING CASE#: C14-2010-0161  
 LOCATION: WINDSOR HILLS NEIGHBORHOOD  
 PLANNING AREA  
 SUBJECT AREA: 787 ACRES  
 GRID: M29-M31 & N31  
 MANAGER: WENDY RHOADES



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 1200'

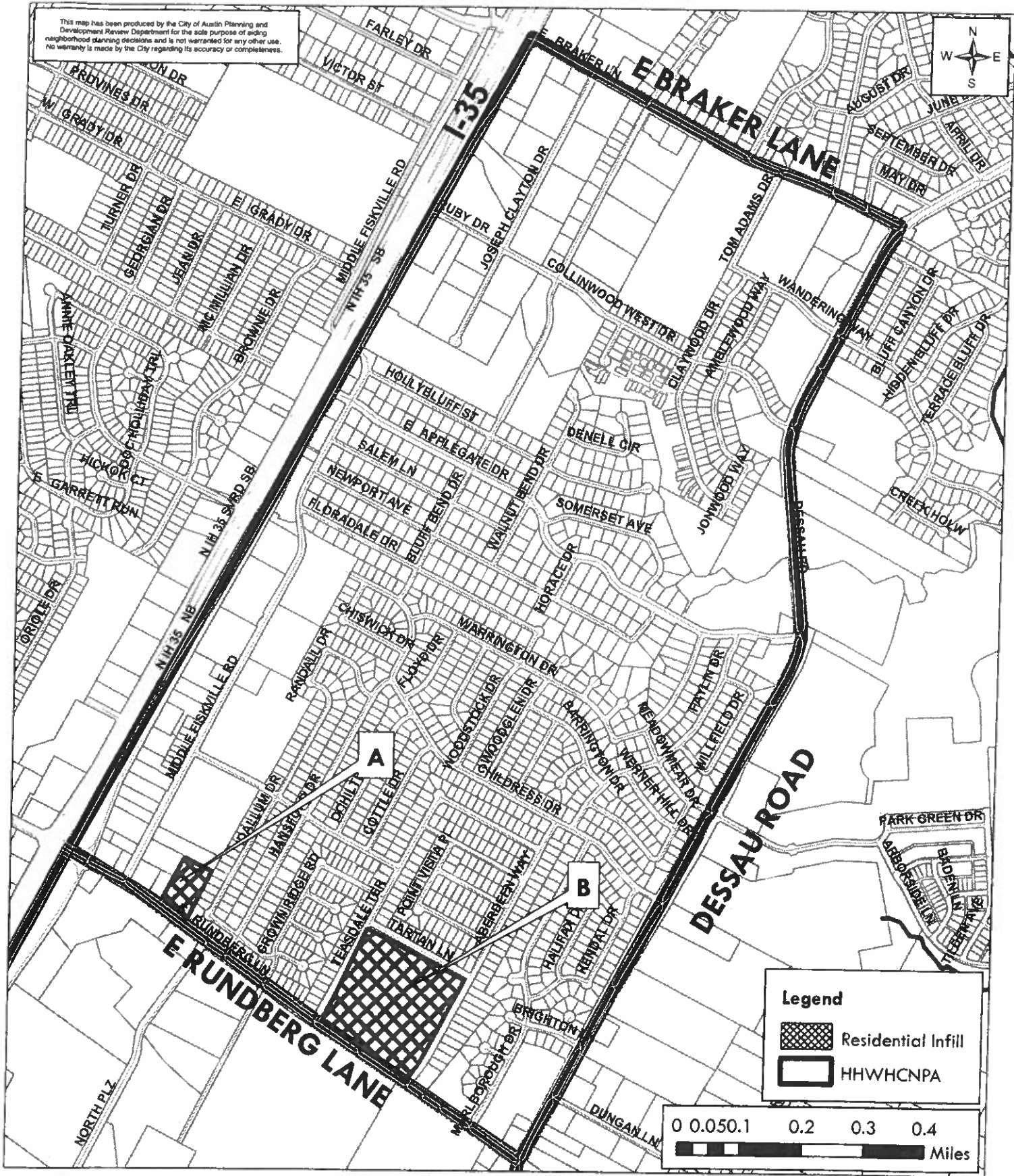
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B

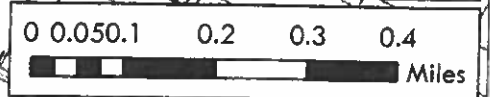


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**Legend**

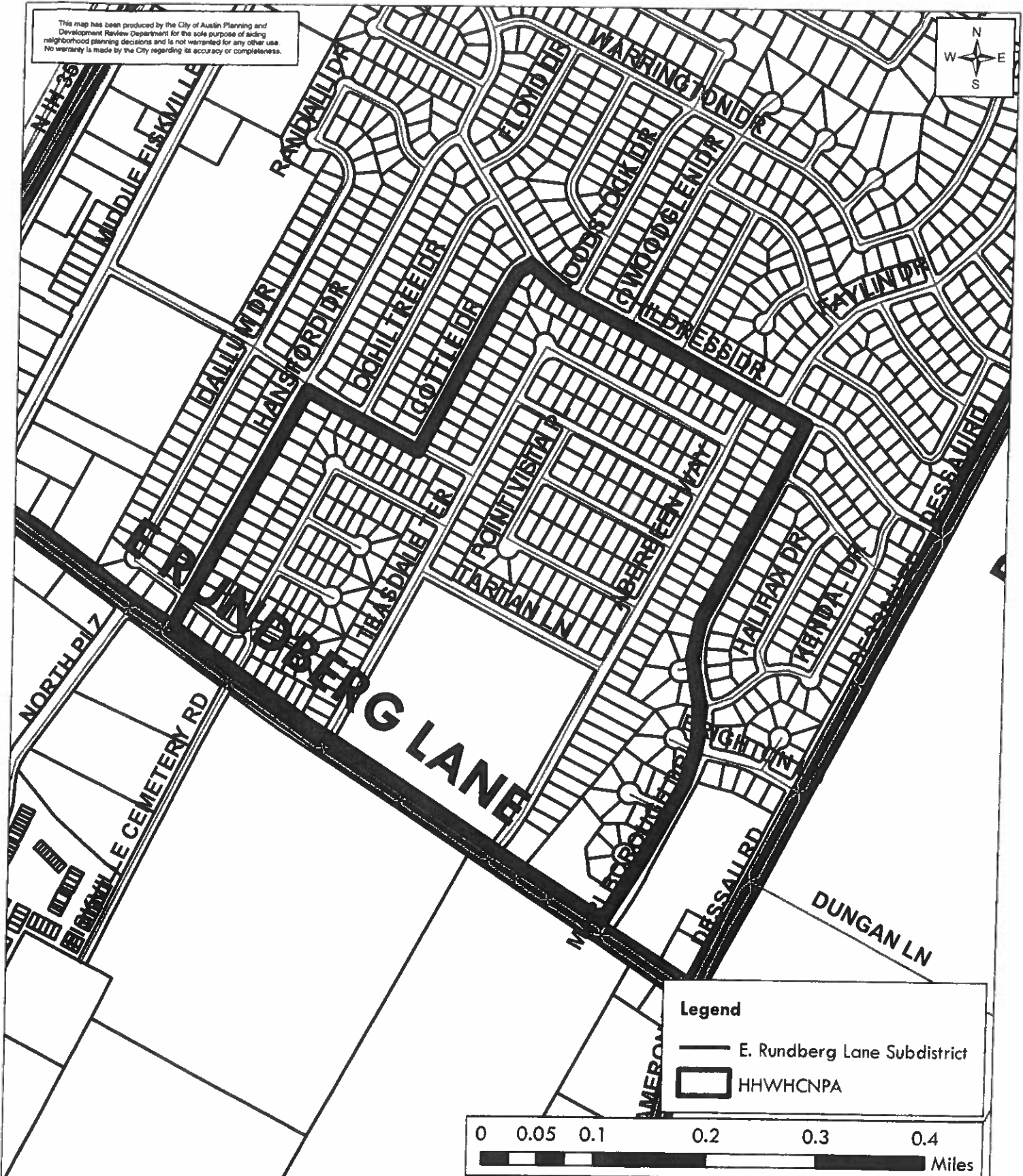
- Residential Infill
- HHWHCNPAs



# **Windsor Hills** **Neighborhood Planning Area** **Special Use Infill Tracts**

Created 11/5/10

EXHIBIT C



**Heritage Hills/Windsor Hills Combined  
Neighborhood Planning Area**  
E. Rundberg Lane Subdistrict

Created 9/7/10

EXHIBIT D