

ORDINANCE NO. 20110113-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 787 ACRES OF LAND GENERALLY KNOWN AS THE WINDSOR HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 26 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:

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

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

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

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

conditional overlay-neighborhood plan (LO-MU-V-CO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Prop ID	COA Address	FROM	TO
1	253468	11206 JOSEPH CLAYTON DR	SF-2	CS-NP
		11206.5 JOSEPH CLAYTON DR		
		11212.5 JOSEPH CLAYTON DR		
2	460722	11105 JOSEPH CLAYTON DR	I-RR	CS-NP
		861.5 E BRAKER LN		
		11205 JOSEPH CLAYTON DR		
	460721	11115 JOSEPH CLAYTON DR		
	460720	11101 JOSEPH CLAYTON DR		
	460719	11003 JOSEPH CLAYTON DR		
		11003.5 JOSEPH CLAYTON DR		
	460723	E 915 BRAKER LN		
		E 909 BRAKER LN		
		11220 BLUFF BEND DR		
		11218 BLUFF BEND DR		
	460724	11206 BLUFF BEND DR		
	460725	11204 BLUFF BEND DR		
	460726	LOT 3 WALDEN MORRIS ADDN		
		11202 BLUFF BEND DR		
	460727	LOT 4 WALDEN MORRIS ADDN		
		11200 BLUFF BEND DR		
	460728	LOT 5 WALDEN MORRIS ADDN		
		11112 BLUFF BEND DR		
	460729	11110 BLUFF BEND DR		
	460731	11108 BLUFF BEND DR		
		11106 BLUFF BEND DR		
	460732	11102 BLUFF BEND DR	I-RR	
	460733	11020 BLUFF BEND DR	I-RR	

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		
4	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	I-RR	CS-NP
		460757	SF-2	CS-MU-V-NP
		460755	I-RR	
5	460754	11011 BLUFF BEND DR	I-RR	
		460734	I-RR	LI-CO-NP
		460735		
		11000 BLUFF BEND DR		
6	477460	11010.5 BLUFF BEND DR	I-RR	
		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	I-RR	MF-3-NP
		1010 COLLINWOOD WEST DR		
7	500941	1000 COLLINWOOD WEST DR	I-RR	GO-NP
		11010 DESSAU RD		
		11020 DESSAU RD		
		11130 WANDERING WAY		
8	477462	11130.5 WANDERING WAY	I-RR	CS-NP
		801 RUBY DR		
		807.5 RUBY DR		
		10815.5 N IH 35 SVRD NB		
		10711.5 N IH 35 SVRD NB		
9	460591 (portion) Lot 3, Joseph Clayton Subdivision, as recorded in Volume 61, Page 42, of the Official Plat Records of Travis County	N 10707 INTERSTATE HY 35	I-RR	CS-NP
		829 RUBY DR	I-RR	LR-MU-V-NP
		821 RUBY DR		
10	477465	10806 JOSEPH CLAYTON DR	I-RR	CS-MU-V-NP
		10710 JOSEPH CLAYTON DR		
11	477466	10700 JOSEPH CLAYTON DR	I-RR	LR-MU-V-NP
		477469		
		901 RUBY DR		
		10803 JOSEPH CLAYTON DR		
12	477472	10711 JOSEPH CLAYTON DR	I-RR	CS-MU-V-NP
		10709 JOSEPH CLAYTON DR		
12	477471	10908 BLUFF BEND DR	I-RR	CS-MU-V-NP

Tract #	TCAD Prop ID	COA Address	FROM	TO
13	460752 (portion) Lot 3, Block C, Collinwood West Section III-B, as recorded in Document #199900345, of the Official Public Records of Travis County	1010 COLLINWOOD WEST DR	I-RR	MF-3-NP
		1000 COLLINWOOD WEST DR		
		1001 COLLINWOOD WEST DR 1001.5 COLLINWOOD WEST DR		
14	547573	10620 BLUFF BEND DR	I-RR	CS-MU-V-CO-NP
		10602 BLUFF BEND DR		
		10600 BLUFF BEND DR		
		10630 JOSEPH CLAYTON DR		
		10631 JOSEPH CLAYTON DR		
		10611 N IH 35 SVRD NB		
		106101 N IH 35 SVRD NB		
		10615 N IH 35 SVRD NB		
15	460372	N 10501 INTERSTATE HY 35	SF-2	GR-NP
16	460388	N 10421 INTERSTATE HY 35	SF-2	GR-NP
17	246903	E 1403 APPLGATE DR	RR	SF-3-NP
	526108	10300 DESSAU RD		
18	730503 (portion) The north 319.44 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD	LO; SF-2	LO-MU-V-CO-NP
19	730503 (portion) The south 342.66 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD	CS; SF-3	CS-MU-V-CO-NP
		9915 MIDDLE FISKVILLE RD	SF-2	
		10001 MIDDLE FISKVILLE RD		
	246815	10001.5 MIDDLE FISKVILLE RD		
20	245118	9806 MIDDLE FISKVILLE RD	SF-2	CS-NP
21	245130	N 9729 INTERSTATE HY 35	SF-2	CS-NP
22	245122	9614 MIDDLE FISKVILLE RD	SF-2	CS-NP
	245123	9612 MIDDLE FISKVILLE RD		
	245124	9610 MIDDLE FISKVILLE RD		
23	245072	9601 MIDDLE FISKVILLE RD	CS; MF-2	CS-MU-V-CO-NP
	243413	9435 MIDDLE FISKVILLE RD		
	243405	9435 MIDDLE FISKVILLE RD A- 1		
	243406	9435 MIDDLE FISKVILLE RD B-2		
	243407	9435 MIDDLE FISKVILLE RD C- 3		
	243408	9435 MIDDLE FISKVILLE RD D- 4		

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.

PART 8. The following applies to property identified as Areas A and B within the Windsor Hills neighborhood plan as shown on Exhibit "C" (*the Special Uses Area Map*) and further described in the chart included in this Part.

Areas A and B may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through 25-2-1569 of the Code.

Tract #	TCAD Prop ID	COA Address
A	243400	E 930 RUNDBERG LN
B	242087	E 1200 RUNDBERG LN

PART 9. The following applies to property identified as the East Rundberg Subdistrict within the Windsor Hills neighborhood plan as shown on Exhibit "D" (*the East Rundberg Lane Subdistrict*) and further described as an area generally bounded by East Rundberg Lane on the south Childress Drive on the north, Hansford Drive/Northcape Drive/Cottle Drive on the west, and Marlborough Drive on the east.

- A. Cottage special use is permitted on lots in residential districts within the boundaries of the East Rundberg Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.
- B. Urban home special use is permitted on lots in residential districts within the boundaries of the East Rundberg Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 10. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following conditions apply to Tract 5:
 - 1. The maximum size of a building is 10,000 square feet of gross floor area.
 - 2. The maximum height of a building is 30 feet from ground level.
 - 3. The following uses are prohibited uses of the property:

Resource extraction
Basic industry

Recycling center

B. The following conditions apply to Tract 14:

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

C. The following conditions apply to Tract 18:

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

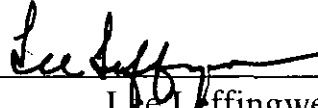
D. The following conditions apply to Tracts 19 and 23:


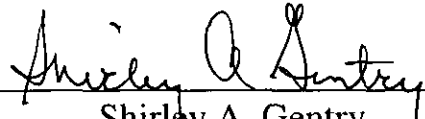
A 25-foot wide vegetative buffer shall be provided and maintained along the east property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer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

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, the mixed use combining district, and other applicable requirements of the City Code.

PART 11. This ordinance takes effect on January 24, 2011.

PASSED AND APPROVED

January 13, 2011 §
 §
 § 
 Lee Leffingwell
 Mayor

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

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.

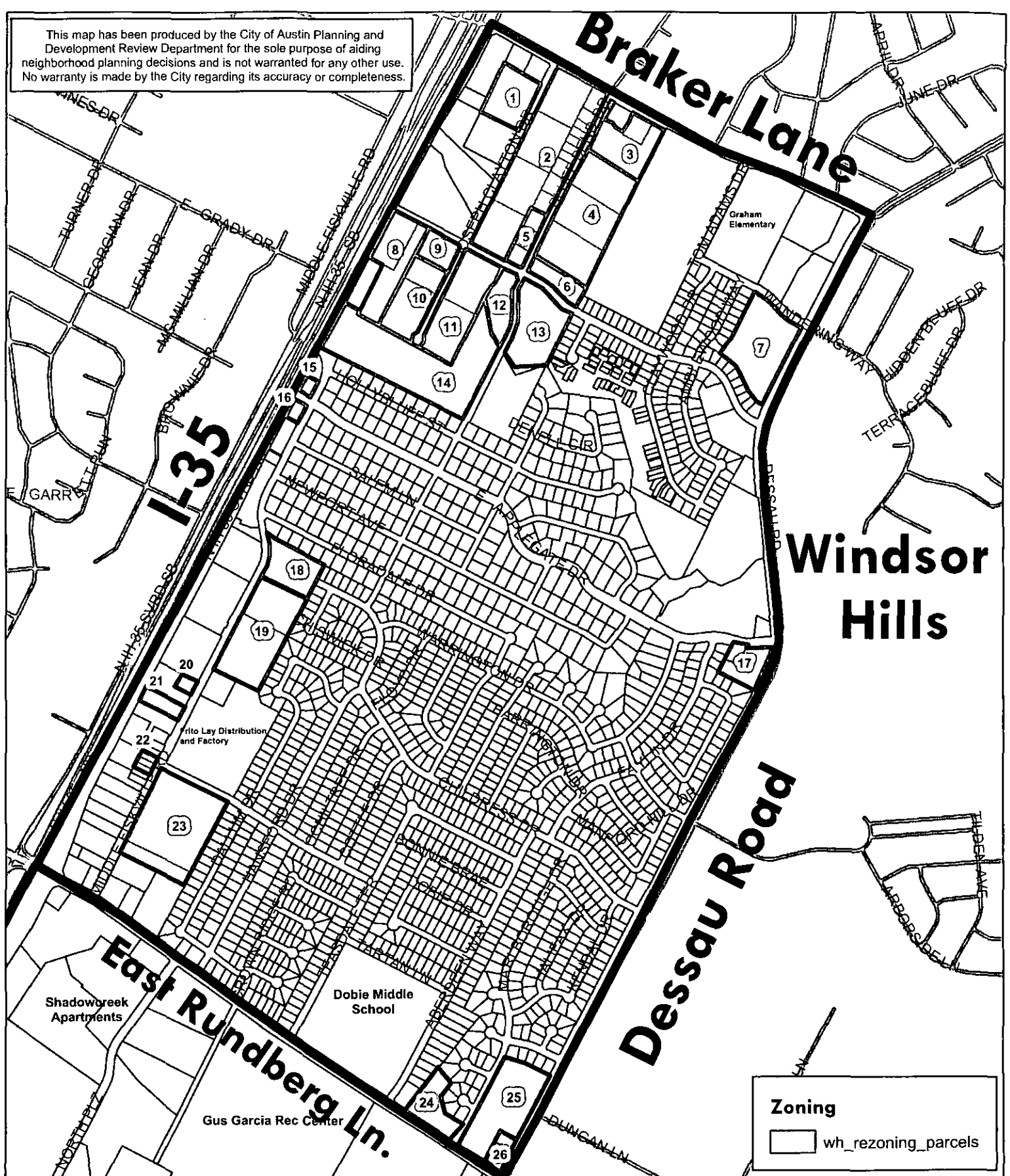


EXHIBIT A

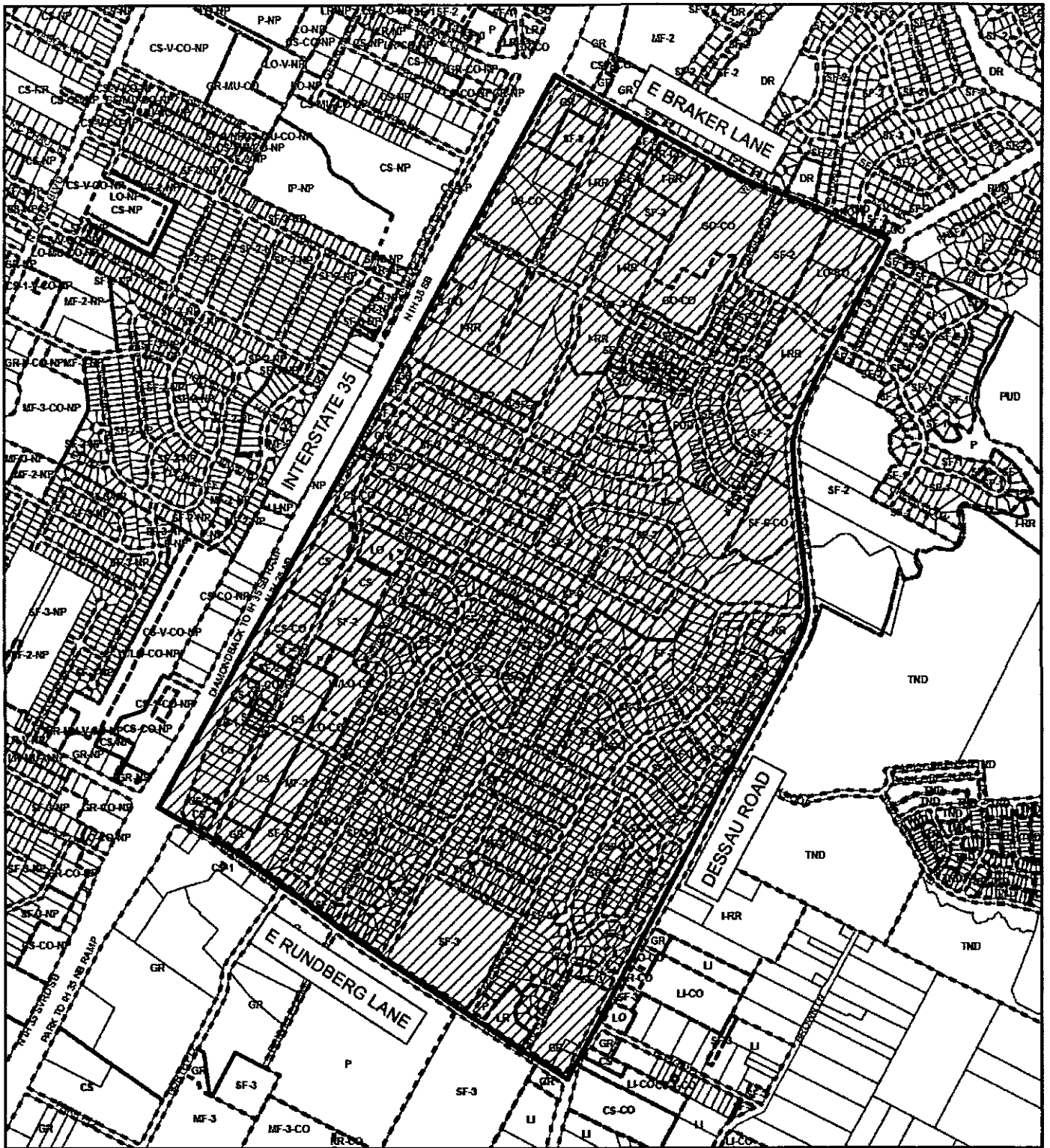


Windsor Hills Neighborhood Planning Area

Rezoning Map

Created 12/30/10




0 0.05 0.1 0.2 0.3 0.4 Miles



ZONING

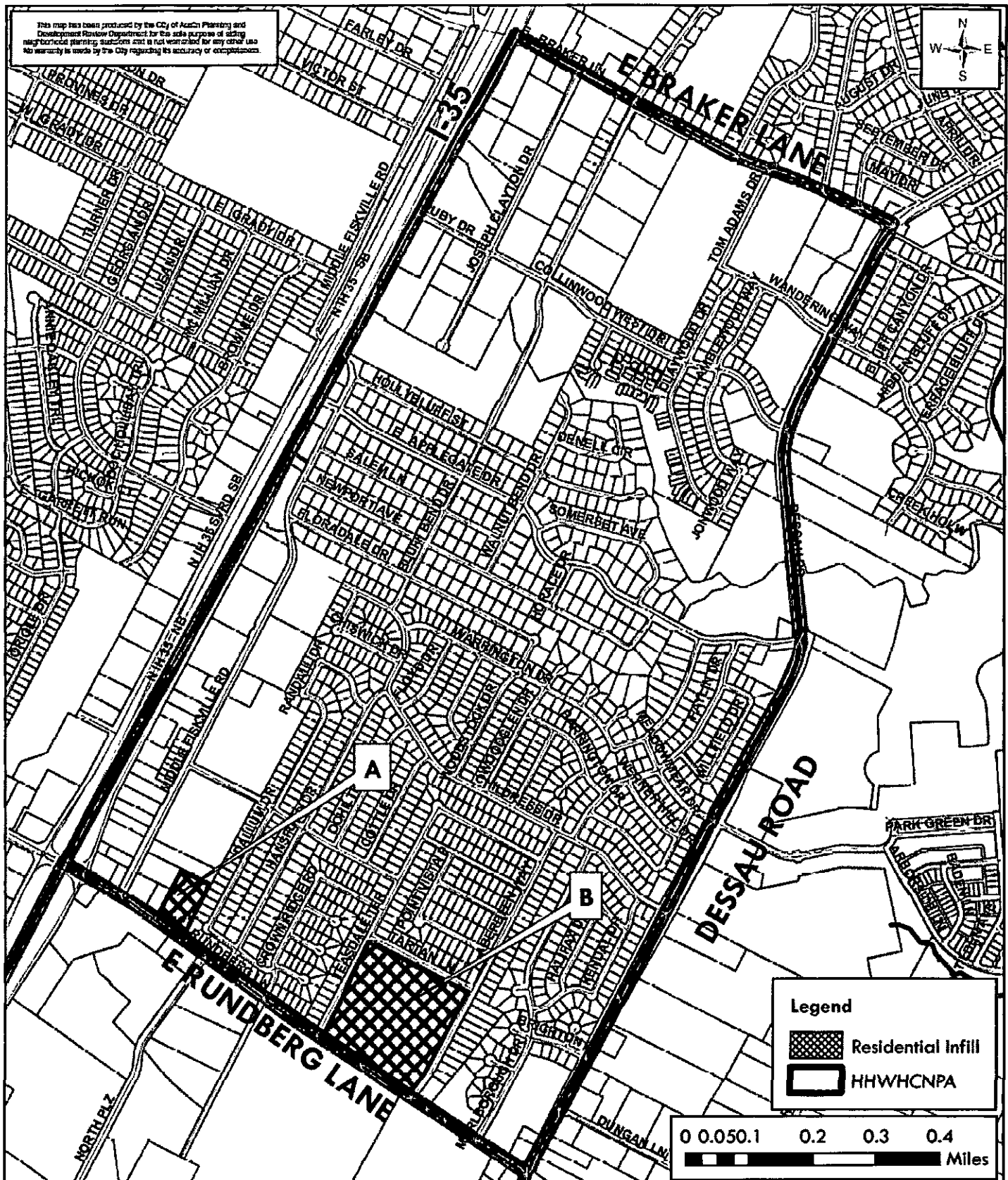
ZONING CASE#: C14-2010-0161
 LOCATION: WINDSOR HILLS NEIGHBORHOOD
 PLANNING AREA
 SUBJECT AREA: 787 ACRES
 GRID: M29-M31 & N31
 MANAGER: WENDY RHOADES



-  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.



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

Created 11/5/10

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Allows for cottage lots and urban homes

Legend

- E. Rundberg Lane Subdistrict
- HHWHCNP

0 0.05 0.1 0.2 0.3 0.4 Miles

The map shows a detailed street grid in a neighborhood in Austin, Texas. A thick black line outlines the E. Rundberg Lane Subdistrict. Within this subdistrict, a specific area is designated as the HHWHCNP (Historic Homesteads and Historic Cultural National Park Area). The map includes a north arrow in the top right corner and a scale bar at the bottom indicating distances from 0 to 0.4 miles. A text box in the upper left corner provides a disclaimer. A large text box in the upper center states 'Allows for cottage lots and urban homes'. Various street names are labeled throughout the map, including North Plz, Cemetery Rd, E. Rundberg Lane, and others.

☒ E. Rundberg Lane Subdistrict
☐ HHWHCNP

0 0.05 0.1 0.2 0.3 0.4 Miles



Exhibit D