

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1501 ENFIELD ROAD IN THE OLD WEST AUSTIN**  
3 **NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM**  
4 **DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO**  
5 **NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD**  
6 **PLAN (NO-CO-NP) COMBINING DISTRICT**

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

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from multifamily residence medium density-neighborhood plan  
12 (MF-3-NP) combining district to neighborhood office-conditional overlay-neighborhood  
13 plan (NO-CO-NP) combining district on the property described in Zoning Case No. C14-  
14 2010-0113, on file at the Planning and Development Review Department, as follows:

15  
16 Lot 47, Enfield B Subdivision, a subdivision in the City of Austin, Travis County,  
17 Texas, according to the map or plat of record in Plat Book 3, Page 75, of the Plat  
18 Records of Travis County, Texas (the "Property"),  
19

20 locally known as 1501 Enfield Road, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 neighborhood office (NO) base district, and other applicable requirements of the City  
26 Code.  
27

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

31 A site plan or building permit for the Property may not be approved, released,  
32 or issued, if the completed development or uses of the Property, considered  
33 cumulatively with all existing or previously authorized development and uses,  
34 generate traffic that exceeds 2,000 trips per day.  
35

36 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old  
37 West Austin neighborhood plan combining district.

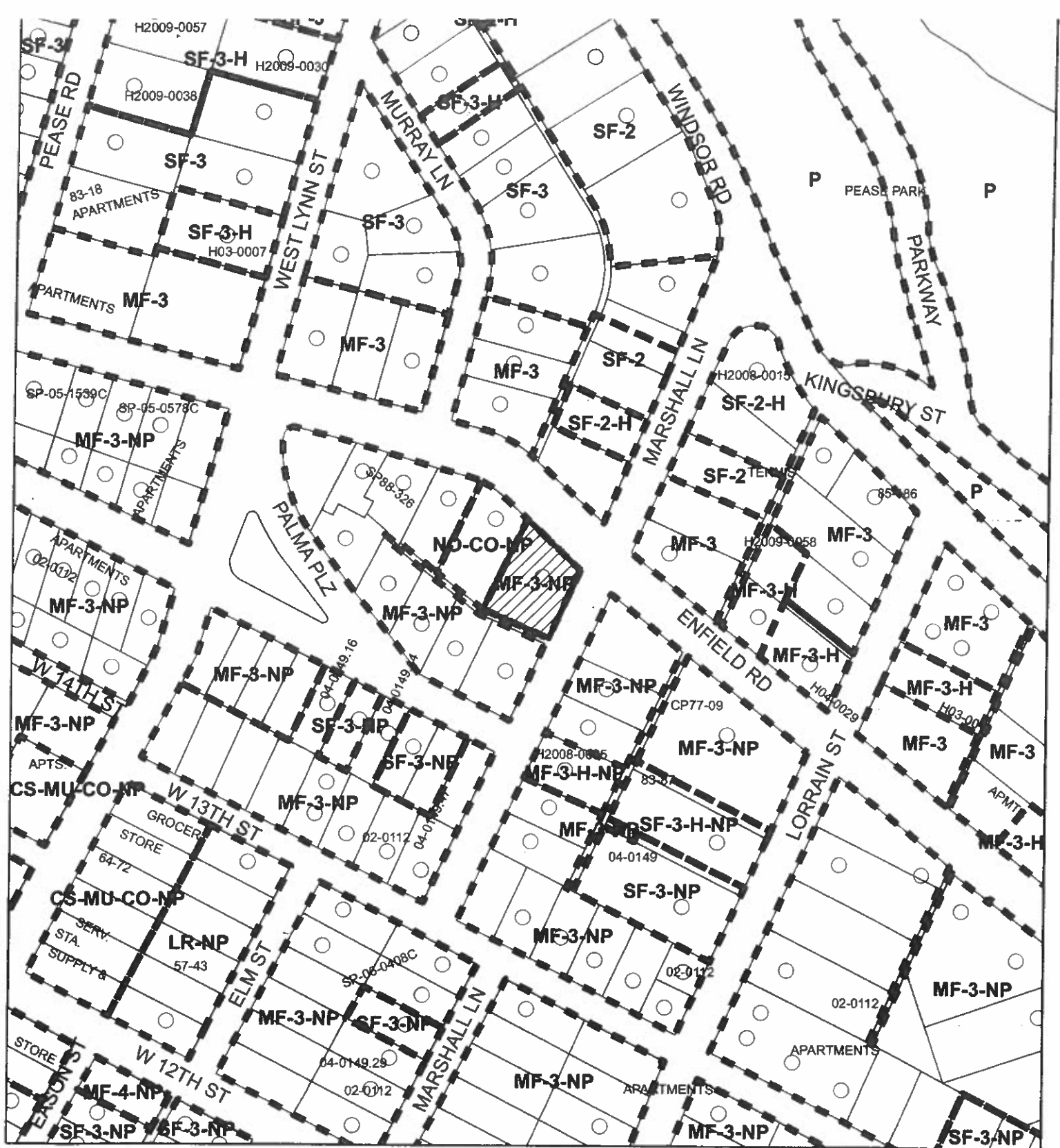
1  
2 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.  
3  
4

5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2010 § \_\_\_\_\_  
10

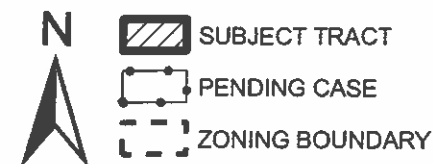
11 Lee Leffingwell  
12 Mayor  
13

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



# ZONING EXHIBIT A

ZONING CASE#: C14-2010-0113  
 LOCATION: 1501 ENFIELD RD  
 SUBJECT TRACT: 0.358  
 GRID: H23  
 MANAGER: C. PATTERSON



1" = 200'

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.