

**ORDINANCE NO. 20101104-039**

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

**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 change the base district from multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to neighborhood office-conditional overlay-neighborhood plan (NO-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0113, on file at the Planning and Development Review Department, as follows:

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

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

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

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

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum floor-to-area (FAR) ratio is 0.26 to 1.0.

C. The following uses are prohibited uses of the Property:

Art workshop	Art gallery
Counseling services	Daycare services (commercial)
Daycare services (general)	Daycare services (limited)
Private primary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Safety services	

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

**PART 5.** This ordinance takes effect on November 15, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, November 4, 2010

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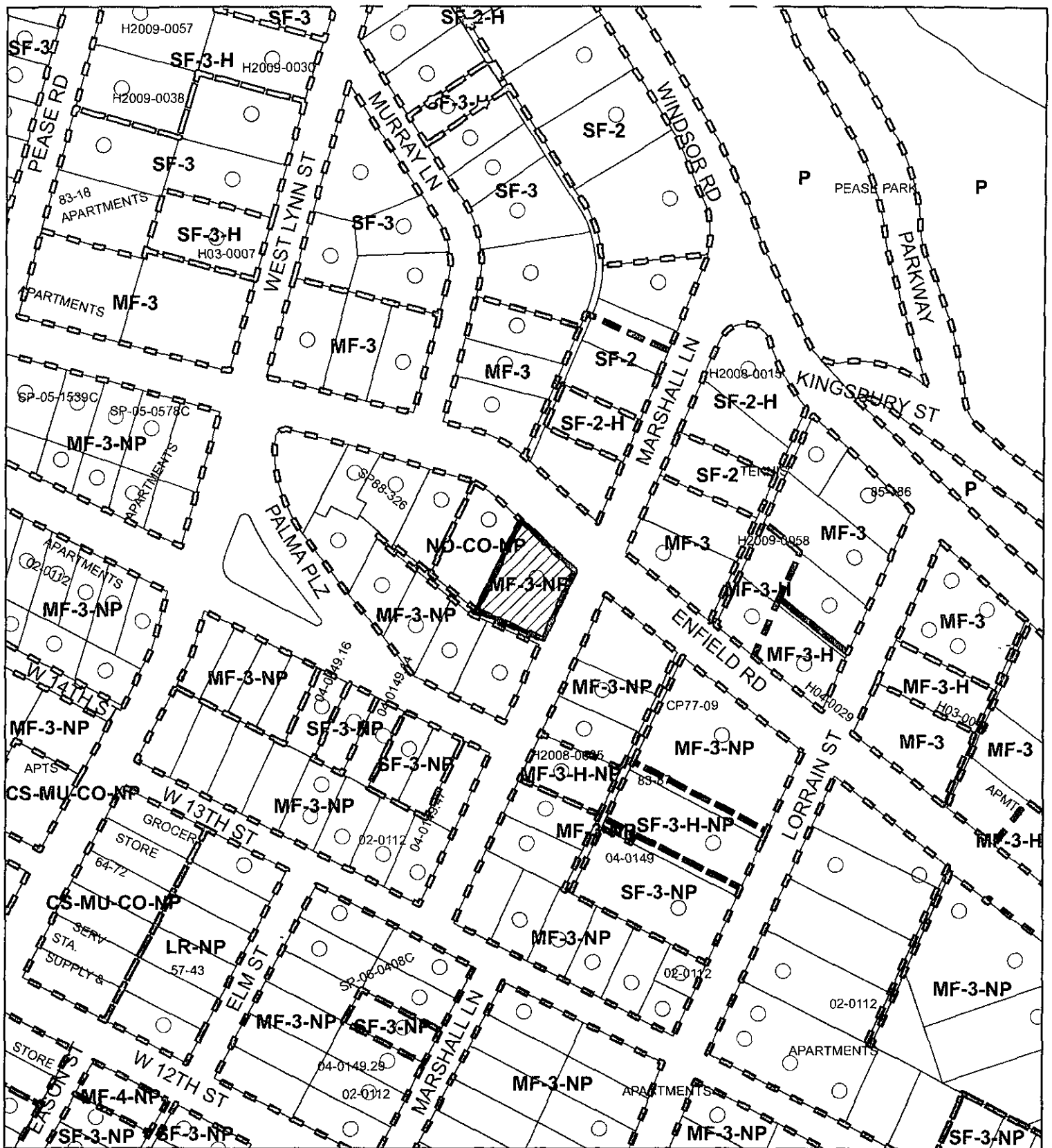
\_\_\_\_\_  
Lee Leffingwell  
Mayor

APPROVED: \_\_\_\_\_

Karen M. Kennard  
Acting City Attorney

ATTEST: \_\_\_\_\_

Shirley A. Gentry  
City Clerk



# ZONING EXHIBIT A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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



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.