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ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1503 ENFIELD ROAD IN THE OLD WEST AUSTIN NEIGHBORHOOD NEIGHBORHOOD PLAN AREA FROM OFFICE-CONDITIONAL **OVERLAY-NEIGHBORHOOD** PLAN -(NO-CO-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE **MEDIUM** DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-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 districts on the property described in Zoning Case No. C14-2010-0112, on file at the Planning and Development Review Department, as follows:

Tract One and Tract Two: From neighborhood office-conditional overlay-neighborhood plan (NO-CO-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district.

Two tracts of land (a 242 sq. ft. parcel and a 301 sq. ft. parcel, more or less) out of Lot 46, Enfield B Subdivision in Austin, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

Tract Three: From multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district.

Lot 46, 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, Save and Except the property described in this ordinance as Tracts One and Two (the "Property"),

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

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COA Law Department

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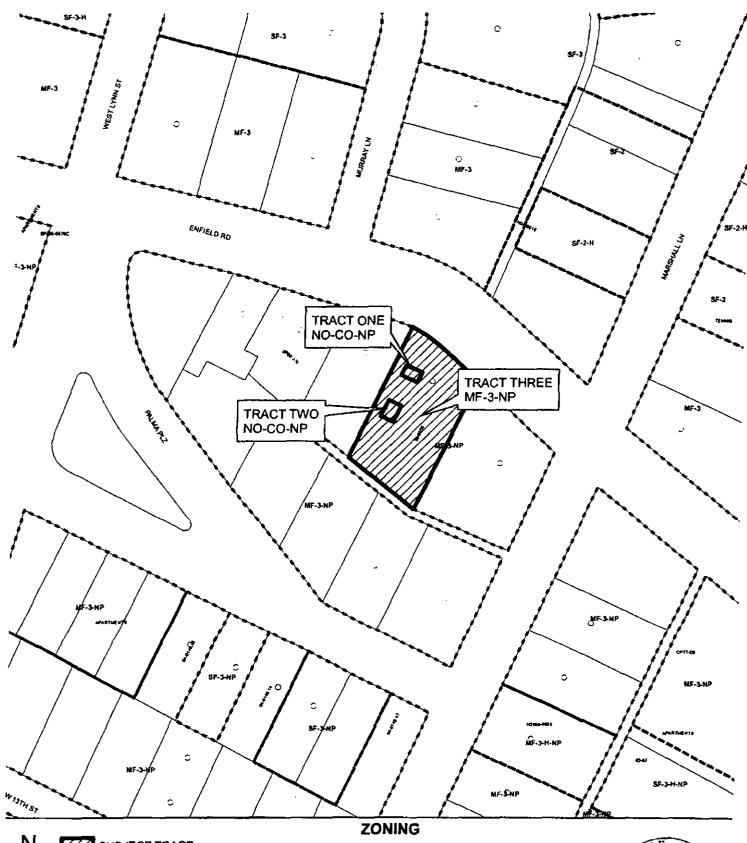
- **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district, and other applicable requirements of the City Code.
- **PART 3.** 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 number of residential units on the Property is three units.
- PART 4. The Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

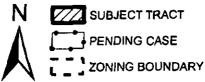
Draft: 11/1/2010

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COA Law Department





1' = 100'

ZONING CASE#: C14-2010-0112 LOCATION: 1503 ENFIELD RD SUBJECT AREA: 0.339 ACRES

UBJECT AREA: 0.339 ACF GRID: H 23

MANAGER: CLARK 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.

