

Late Backup

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.
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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. 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 B. The maximum floor-to-area (FAR) ratio is 0.26 to 1.0.
37

Page Back

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 _____, 2010.

PASSED AND APPROVED

_____, 2010

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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
Acting City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

