Late Backup

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 ORDINANCE NO. _____

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.

Draft: 11/1/2010

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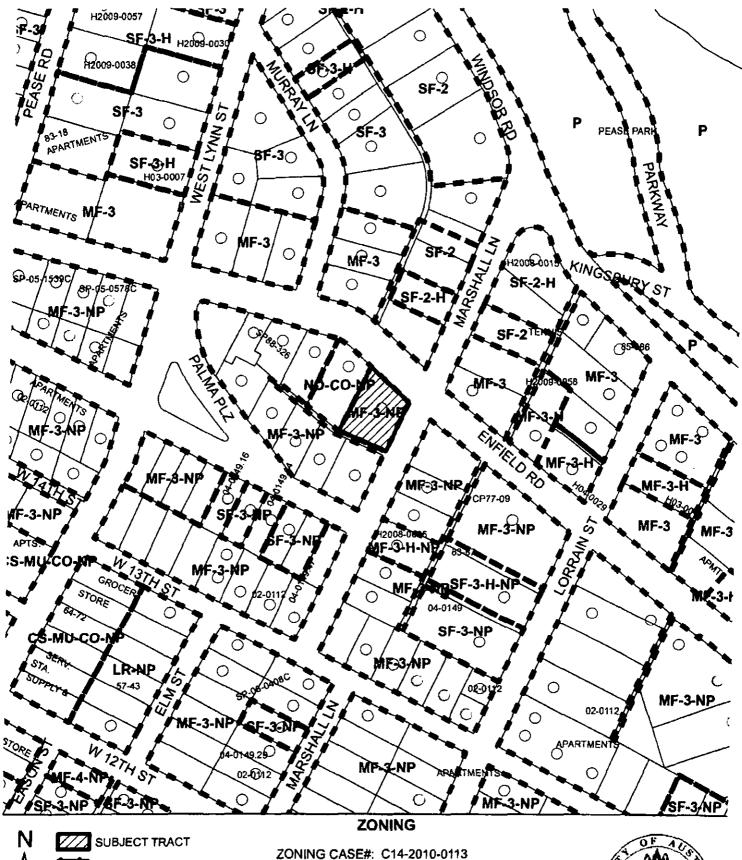
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C. The fol	llowing uses are prohibited	d uses o	<u> </u>	
Art wo	rkshop		Art gallery	
	Counseling services		Daycare services (commercial)	
	e services (general)		Daycare services (limited)	,
	primary educational facili		Public primary educational fa	cilities
	secondary educational fac	ilities	Residential treatment	
Safety	services			
	Property is subject to Orighborhood plan combining		e No. 020926-26 that establis ct.	hed the Old
PART 5. This	ordinance takes effect on			, 2010.
PASSED AND	APPROVED			
I ASSED AND	AITROVED			
		§ §		
	***	§		
	, 2010	§	T T - 60°11	
			Lee Leffingwell Mayor	
			iviayoi	
PPROVED: _	77 3.5 77 1	_ ATTI		
	Karen M. Kennard		Shirley A. Gentr	У
	Acting City Attorney		City Clerk	

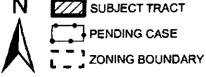
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ZONING CASE#: C14-2010-0113 LOCATION: 1501 ENFIELD RD

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 redarding specific accuracy or completeness.