ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2401 WINSTED LANE IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-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 low density-neighborhood plan (MF-2-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0049, on file at the Planning and Zoning Department, as follows:

Units 1, 2, 3, 4, 5, and 6, Building A; and Units 7, 8, 9, 10, and 11, Building B, together with the undivided interest in and to the Common Elements appurtenant thereto, of Windsor West Condominiums, a condominium in Travis County, Texas, according to the Declaration of Condominium, recorded in Volume 7438, Page 419, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2401 Winsted Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A".**

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A.   A structure on the Property designated for restaurant (limited) use shall not exceed 15 feet in height above ground level.

B.   A restaurant (general) use on the Property shall not exceed 5,850 square feet.

C.   The following uses are not permitted uses on the Property:

Administrative and business   Alternative financial services
offices

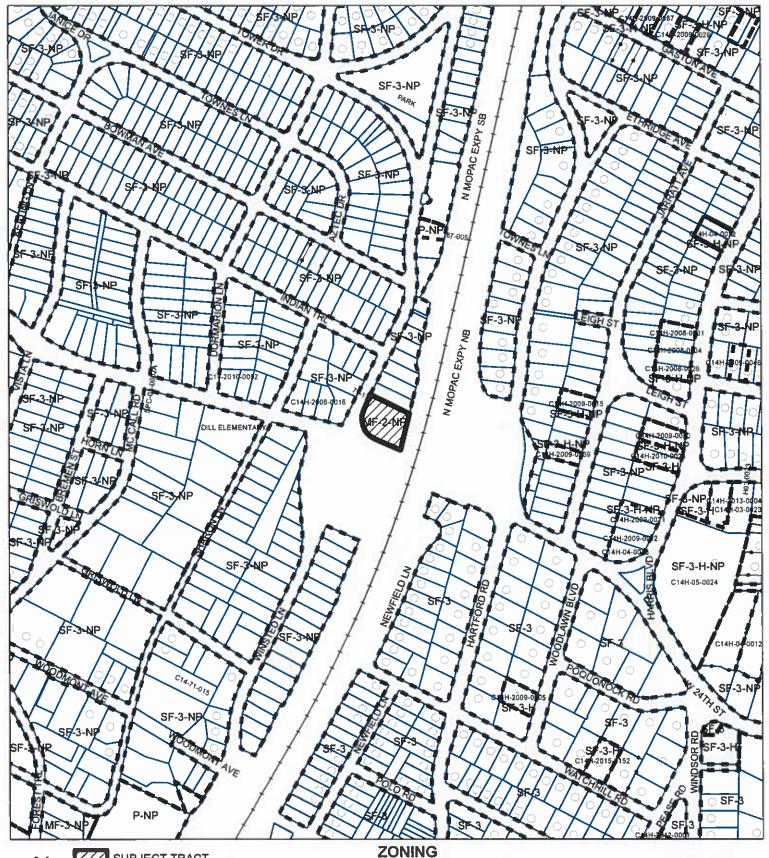|	
Art gallery	Art workshop
Club or lodge	College and university facilities
Community garden	Community recreation (private)
Community recreation (public)	Congregate living
Consumer convenience services	Consumer repair services
Counseling services	Cultural services
Custom manufacturing	Day care services (commercial)
Day care services (general)	Day care services (limited)
Family home	Financial services
Food sales	General retail sales (convenience)
General retail sales (general)	Group home, class I (general)
Group home, class I (limited)	Group home, class II
Guidance services	Hospital services (limited)
Local utility services	Medical offices-exceeding 5,000 sq. ft. gross floor area
Medical offices-not exceeding 5,000 sq. ft. gross floor area	Off-site accessory parking
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing
Private primary education facilities	Private secondary education facilities
Professional office	Public primary education facilities
Public secondary education facilities	Residential treatment
Safety services	Service station
Software development	Urban farm

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, mixed use combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100930-037 that established zoning for the West Austin Neighborhood Group Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

§

§

_____, 2019   § _____

Steve Adler

Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan   Jannette S. Goodall

City Attorney   City Clerk

ZONING

ZONING CASE#:   C14-2019-0049

EXHIBIT "A"

N

1 " = 400 '

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN · FOUNDED 1839

Created: 3/4/2019