

**ORDINANCE NO. 20191205-088**

**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 (limited) 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  
offices

Art gallery

Alternative financial services

Art workshop

Club or lodge  
Community garden  
Community recreation (public)  
Consumer convenience services  
Counseling services  
Custom manufacturing  
Day care services (general)  
Family home  
Food sales  
General retail sales (general)  
Group home, class I (limited)  
Guidance services  
Local utility services

Medical offices-not exceeding  
5,000 sq. ft. gross floor area  
Pedicab storage and dispatch  
Personal services  
Plant nursery  
Private primary education  
facilities  
Professional office  
Public secondary education  
facilities  
Residential treatment  
Service station  
Urban farm

College and university facilities  
Community recreation (private)  
Congregate living  
Consumer repair services  
Cultural services  
Day care services (commercial)  
Day care services (limited)  
Financial services  
General retail sales (convenience)  
Group home, class I (general)  
Group home, class II  
Hospital services (limited)  
Medical offices-exceeding 5,000 sq.  
ft. gross floor area  
Off-site accessory parking  
  
Personal improvement services  
Pet services  
Printing and publishing  
Private secondary education facilities  
  
Public primary education facilities  
Restaurant (general)  
  
Safety services  
Software development

**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.

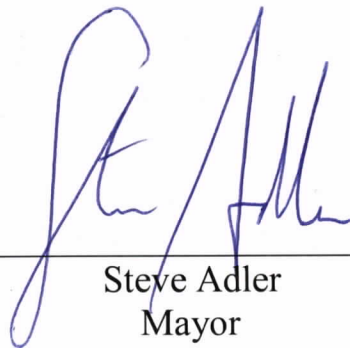
**PART 4.** The Property is subject to Ordinance No. 20100930-037 that established zoning for the West Austin Neighborhood Group Neighborhood Plan.

**PART 5.** This ordinance takes effect on December 16, 2019.

**PASSED AND APPROVED**

December 5, 2019

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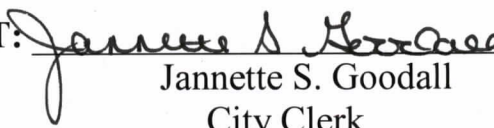
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk





## ZONING

ZONING CASE#: C14-2019-0049

## EXHIBIT "A"



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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.



Created: 3/4/2019