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  Alternative financial services
   Art gallery  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

Steve Adler
Mayor

APPROVED:
Anne L. Morgan
City Attorney

ATTEST:
Jannette S. Goodall
City Clerk
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.

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