

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3209 JACK COOK DRIVE IN UNIVERSITY HILLS/WINDSOR PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-VERTICAL MIXED USED BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-V-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 family residence-neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-vertical mixed used building-conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0133.SH, on file at the Housing and Planning Department, as follows:

Lots 7 and 8, WALNUT HILLS SECTION 5, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6, Page 98, Plat Records of Travis County, Texas (the "Property"),

locally known as 3209 Jack Cook Drive 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) The following uses are prohibited uses on the Property:

Offsite-accessory parking  
Service station

Pedicab storage and dispatch

**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 (MU) combining district and other applicable requirements of the City Code.

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20070809-57 that established zoning for the Windsor Park Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

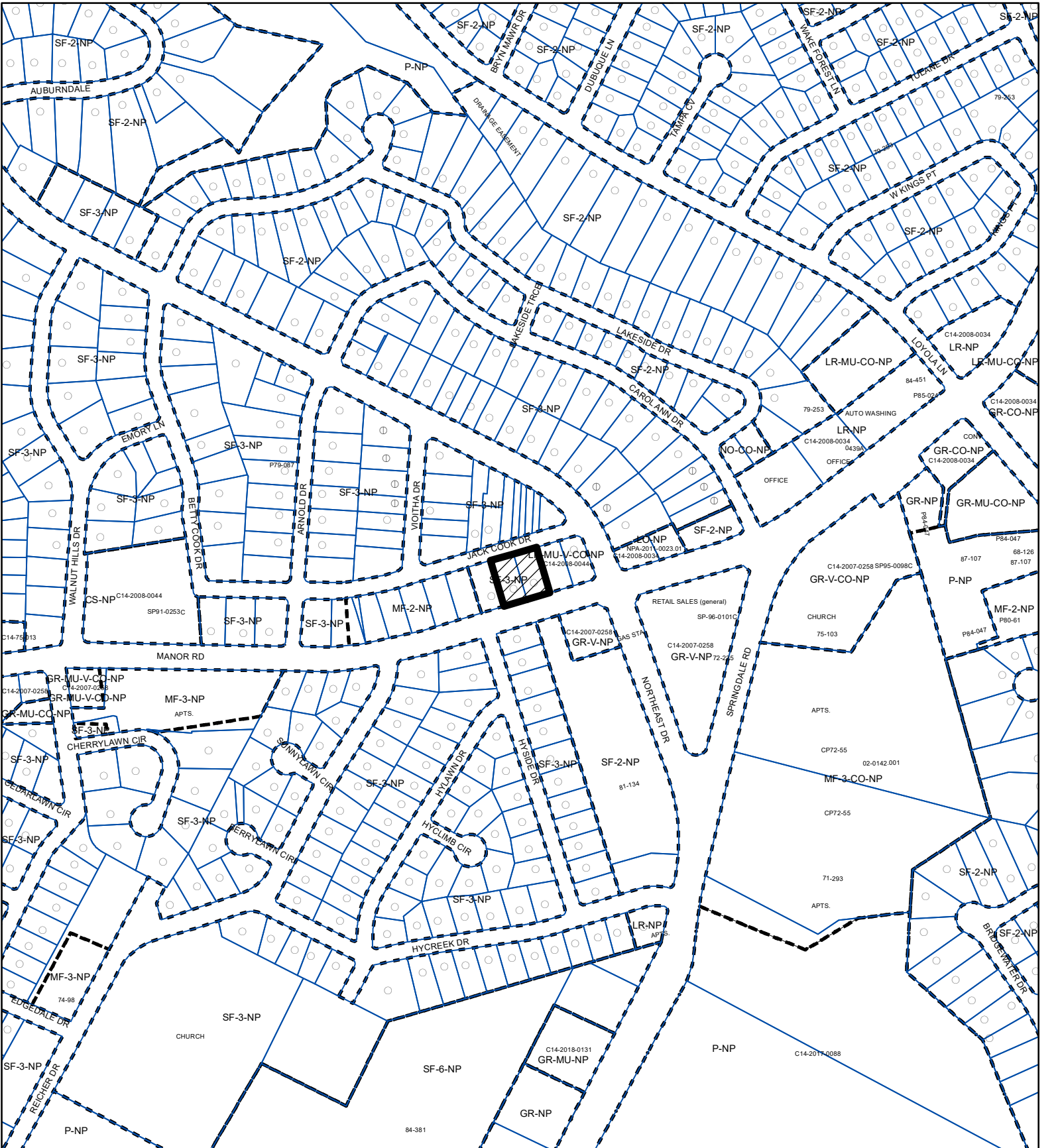
**PASSED AND APPROVED**

\_\_\_\_\_, 2021

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Myrna Rios  
City Attorney Interim City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

## ZONING

### ZONING CASE#: C14-2021-0133.SH

#### Exhibit A

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



**Created: 8/9/2021**