

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING
3 DISTRICTS ON APPROXIMATELY 537.02 ACRES OF LAND GENERALLY
4 KNOWN AS THE WEST GATE NEIGHBORHOOD PLAN.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 add a neighborhood plan (NP) combining district to each base zoning district within the
10 property comprised of approximately 537.02 acres of land and described in Zoning Case
11 No. C14-2014-0017, on file at the Planning and Development Review Department and
12 generally known as the West Gate neighborhood plan combining district. The West Gate
13 neighborhood plan combining district is, locally known as the area bounded by West Ben
14 White Boulevard on the north, Manchaca Road on the east, West Stassney Lane on the
15 south and generally along the lot line, as shown on Exhibit "A" and Westgate Boulevard
16 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached
17 as Exhibit "B" (*the Zoning Map*) (the "Property").
18

19 **PART 2.** Except as otherwise specifically provided in this ordinance, the existing base
20 zoning districts and conditions remain in effect.
21

22 **PART 3.** The base zoning districts for the land are changed from general commercial
23 services (CS) district, commercial liquor sales-conditional overlay (CS-1-CO) combining
24 district, general office (GO) district, general office-conditional overlay (GO-CO)
25 combining district, community commercial (GR) district, community commercial-
26 conditional overlay (GR-CO) combining, limited office (LO) district, limited office-mixed
27 use (LO-MU) combining district, limited office-mixed use-conditional overlay (LO-MU-
28 CO) combining district, limited office-conditional overlay (LO-CO) combining district,
29 neighborhood commercial (LR) district, neighborhood commercial-conditional overlay
30 (LR-CO) combining district, multi family residence low density (MF-2) district,
31 neighborhood office (NO) district, neighborhood office-mixed use (NO-MU) combining
32 district, neighborhood office-conditional overlay (NO-CO) combining district,
33 neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district,
34 public (P) district, planned unit development (PUD) district, single family residence
35 standard lot (SF-2) district, family residence (SF-3) district, family residence-conditional
36 overlay (SF-3-CO) combining district to general commercial services-neighborhood plan
37 (CS-NP) combining district, commercial liquor sales-conditional overlay-neighborhood

1 plan (CS-1-CO-NP) combining district, general office-neighborhood plan (GO-NP)
2 combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP)
3 combining district, community commercial-neighborhood plan (GR-NP) combining
4 district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP)
5 combining, limited office-neighborhood plan (LO-NP) combining district, limited office-
6 mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-
7 conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, limited
8 office-conditional overlay-neighborhood plan (LO-CO-NP) combining district,
9 neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood
10 commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, multi
11 family residence low density-neighborhood plan (MF-2-NP) combining district,
12 neighborhood office-neighborhood plan (NO-NP) combining district, neighborhood office-
13 mixed use-neighborhood plan (NO-MU-NP) combining district, neighborhood office-
14 conditional overlay-neighborhood plan (NO-CO-NP) combining district, neighborhood
15 office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining
16 district, public-neighborhood plan (P-NP) combining district, planned unit development-
17 neighborhood plan (PUD-NP) combining district, single family residence standard lot-
18 neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-
19 3-NP) combining district, and family residence-conditional overlay-neighborhood plan
20 (SF-2-CO-NP) combining district.
21

22 **PART 4.** The following applies to a single-family residential use, duplex residential use
23 or a two-family residential use within the boundaries of the West Gate Neighborhood Plan
24 area:
25

- 26 A. Front porch setback applies as set forth in City Code Section 25-2-1602.
27
28 B. Impervious cover and parking placement restrictions apply as set forth in City
29 Code Section 25-2-1603.
30
31 C. Garage placement restrictions apply as set forth in City Code Section 25-2-
32 1604.
33
34 D. Front or side yard parking restrictions apply as set forth in City Code Sections
35 25-2-1403 and 12-5-29
36
37

1 **PART 5.** The following applies area-wide within the boundaries of the West Gate
2 Neighborhood Plan area:

3
4 Mobile food establishment restrictions apply as set forth in City Code Section
5 25-2-812.
6

7 **PART 6.** This ordinance takes effect on _____, 2014.
8

9
10 **PASSED AND APPROVED**

11
12 _____, 2014

13 §
14 §
15 §

16 Lee Leffingwell
17 Mayor

18
19 **APPROVED:** _____

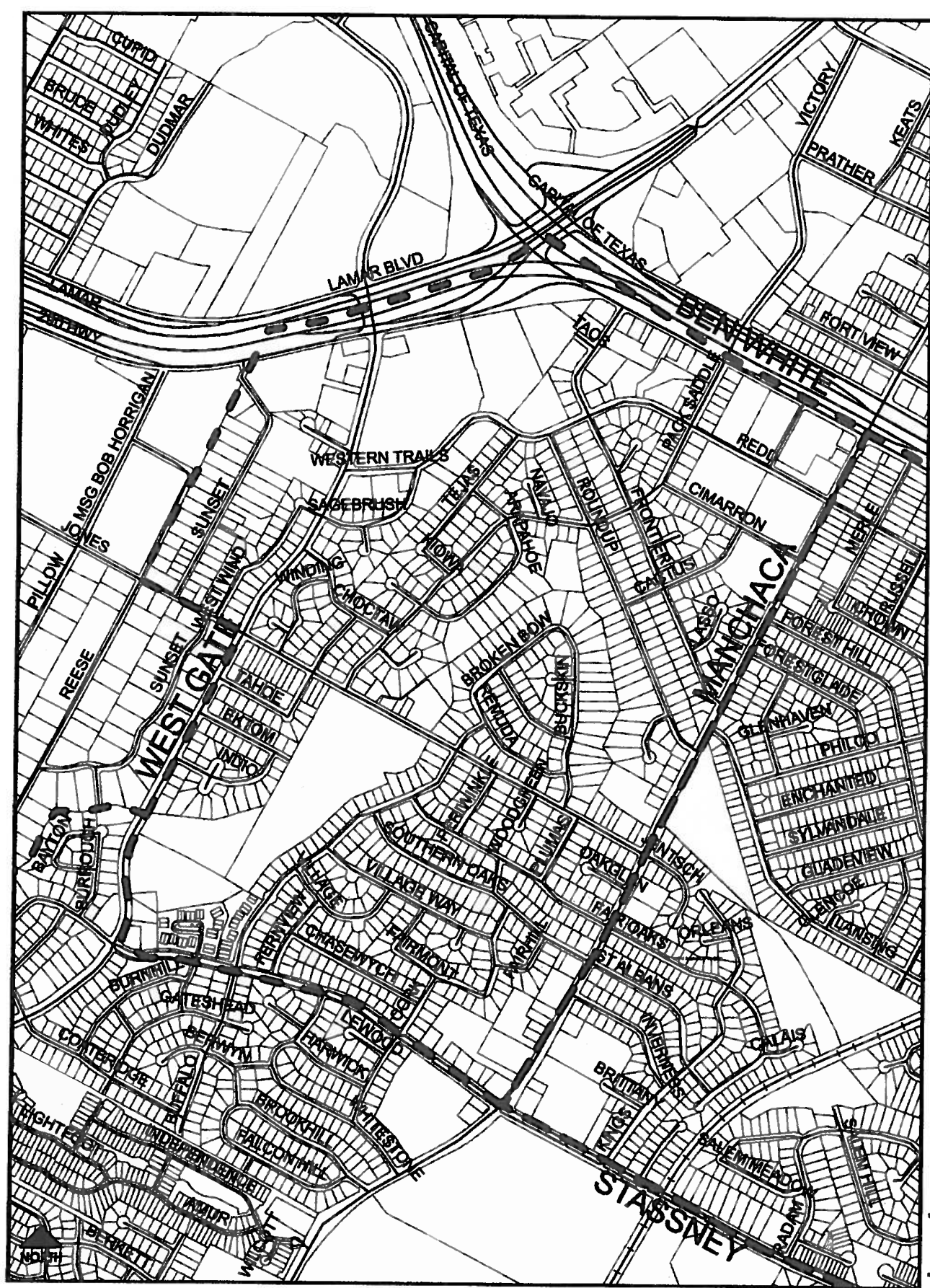
20 Karen M. Kennard
21 City Attorney

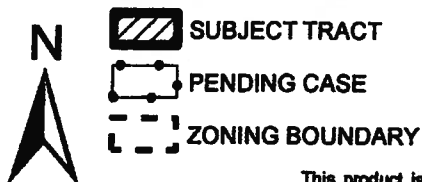
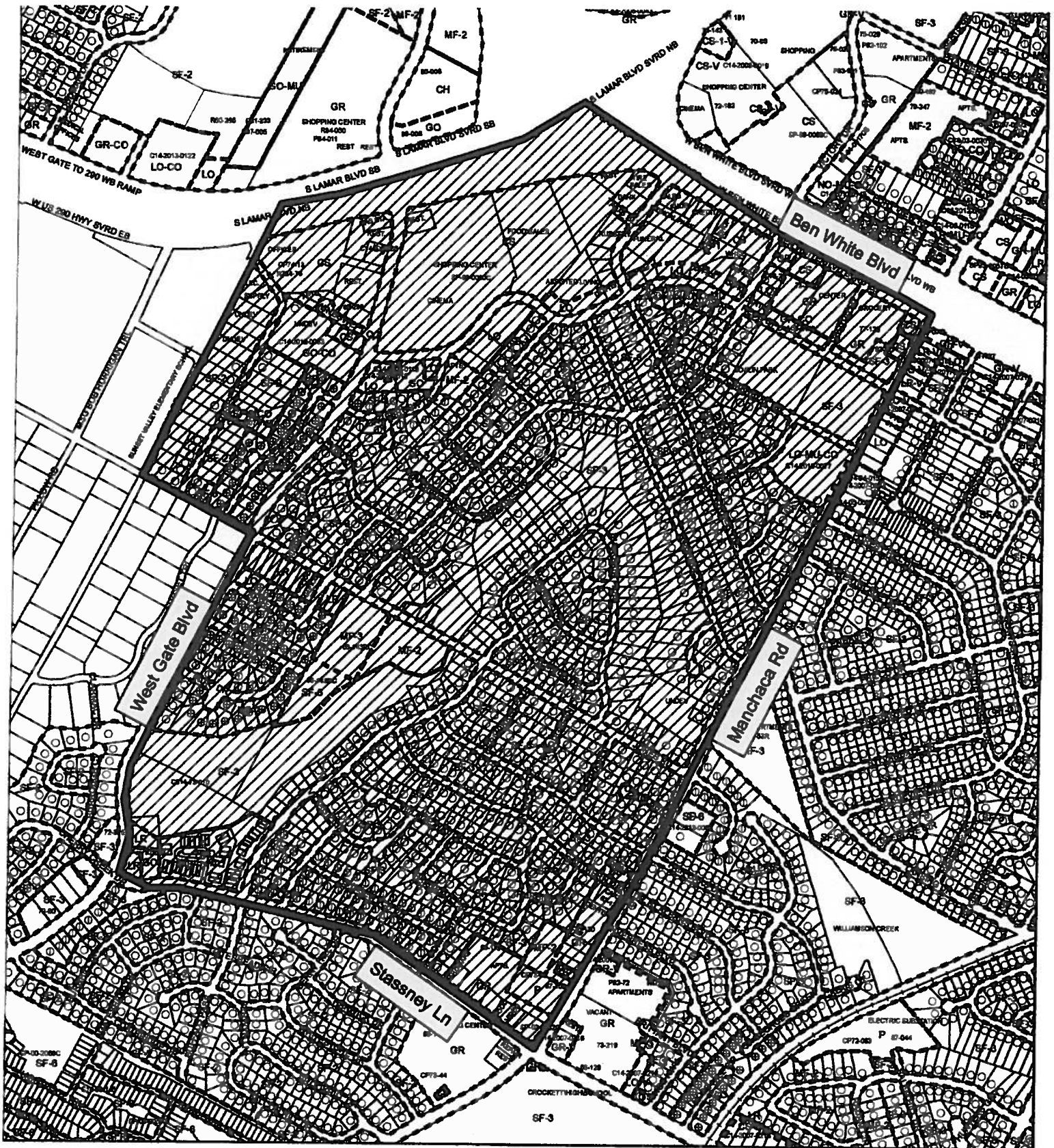
ATTEST: _____

Jannette S. Goodall
City Clerk

West Gate NEIGHBORHOOD PLANNING AREA

EXHIBIT A. Boundary Map





ZONING

ZONING CASE#: C14-2014-0017

1" = 900'

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 geog by the City of Austin regarding specific accuracy or completeness.



Exhibit B