

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 889 ACRES OF LAND GENERALLY KNOWN AS THE SOUTH MANCHACA NEIGHBORHOOD PLAN.

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 add a neighborhood plan (NP) combining district to each base zoning district within the property comprised of approximately 889 acres of land and described in Zoning Case No. C14-2014-0018, on file at the Planning and Development Review Department and generally known as the South Manchaca neighborhood plan combining district. The South Manchaca neighborhood plan combining district is, locally known as the area bounded by West Ben White Boulevard on the north, South First Street on the east, Manchaca Road on the west and West Stassney Lane on the south, in the City of Austin, Travis County, Texas, and identified on the map attached as Exhibit "A" (*the Zoning Map*) (the "Property").

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

PART 3. The base zoning districts for the land are changed from general commercial services (CS) district, general commercial services-vertical mixed use building (CS-V) combining district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, general office-mixed use-conditional overlay (GO-MU-CO) combining district, community commercial (GR) district, community commercial-mixed use (GR-MU) combining district, community commercial-conditional overlay (GR-CO) combining district, community commercial-vertical mixed use building (GR-V) combining district, limited office (LO) district, limited office-mixed use (LO-MU) combining district, limited office-mixed use-conditional overlay (LO-MU-CO) combining district, limited office-mixed use-vertical mixed use building-conditional overlay (LO-MU-V-CO) combining district, limited office-vertical mixed use building (LO-V) combining district, neighborhood commercial (LR) district, neighborhood commercial-vertical mixed use building (LR-V) combining district, neighborhood commercial-conditional overlay (LR-CO) combining district, neighborhood commercial-vertical mixed use building-conditional overlay (LR-V-CO) combining district, neighborhood commercial-mixed use-vertical mixed use building-conditional overlay (LR-MU-V-CO) combining district, multifamily residence low density (MF-2) district, public (P) district, planned unit development (PUD)

1 district, family residence (SF-3) district, townhouse and condominium residence (SF-6)
2 district, townhouse and condominium conditional overlay (SF-6-CO) combining district to
3 general commercial services-neighborhood plan (CS-NP) combining district, general
4 commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining
5 district, general office-neighborhood plan (GO-NP) combining district, general office-
6 conditional overlay-neighborhood plan (GO-CO-NP) combining district, general office-
7 mixed use conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district,
8 community commercial-neighborhood plan (GR-NP) combining district, community
9 commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, community
10 commercial conditional overlay-neighborhood plan (GR-CO-NP) combining district,
11 community commercial-vertical mixed use building-neighborhood plan (GR-V-NP)
12 combining district, limited office-neighborhood plan (LO-NP) combining district, limited
13 office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-
14 mixed use conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district,
15 limited office-mixed use-vertical mixed use building conditional overlay-neighborhood
16 plan (LO-MU-V-CO-NP) combining district, limited office-vertical mixed use building-
17 neighborhood plan (LO-V-NP) combining district, neighborhood commercial-
18 neighborhood plan (LR-NP) combining district, neighborhood commercial-vertical mixed
19 use building-neighborhood plan (LR-V-NP) combining district, neighborhood commercial-
20 conditional overlay-neighborhood plan (LR-CO-NP) combining district, neighborhood
21 commercial-vertical mixed use building conditional overlay-neighborhood plan (LR-V-
22 CO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use
23 building conditional overlay-neighborhood plan (LR-MU-V-CO-NP) combining district,
24 multifamily residence low density-neighborhood plan (MF-2-NP) district, public-
25 neighborhood plan (P-NP) combining district, planned unit development-neighborhood
26 plan (PUD-NP) combining district, family residence-neighborhood plan (SF-3-NP)
27 combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP)
28 district, and townhouse and condominium conditional overlay-neighborhood plan (SF-6-
29 CO-NP) combining district
30

31 **PART 4.** The following applies to a single-family residential use, duplex residential use
32 or a two-family residential use within the boundaries of the South Manchaca
33 Neighborhood Plan area:
34

- 35 A. Front porch setback applies as set forth in City Code Section 25-2-1602.
36
37 B. Impervious cover and parking placement restrictions apply as set forth in City
38 Code Section 25-2-1603.
39

- 1 C. Garage placement restrictions apply as set forth in City Code Section 25-2-
2 1604.

3
4 **PART 5.** The following applies area-wide within the boundaries of the South Manchaca
5 Neighborhood Plan area:

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7 Mobile food establishment restrictions apply as set forth in City Code Section
8 25-2-812.

9
10 **PART 6.** The following applies to an existing legal lot with single-family residential use
11 or secondary apartment special use within the boundaries of the South Manchaca
12 Neighborhood Plan area:

- 13
14 A. The minimum lot area is 2,500 square feet.
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16 B. The minimum lot width is 25 feet.
17
18 C. For a lot with an area of 4,000 square feet or less, the impervious coverage may
19 not exceed 25 percent.
20

21 **PART 7.** A corner store special use is a permitted use on the lots identified in the
22 attached Exhibit "B" as set forth in City Code Sections 25-2-1482 through 25-2-1485.
23

24 **PART 8.** Secondary apartment special use applies to a single-family use, a duplex
25 residential use or a two-family residential use within the boundaries of the South Manchaca
26 Neighborhood Plan area, excluding the following:

- 27
28 A. Deer Park Section 1 Subdivision;
29
30 B. Deer Park Section 2 Subdivision;
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32 C. Portions of Hilltop Addition Subdivision as identified on Exhibit "C";
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34 D. 1215 Radam Circle, Lot 22, Block B, Salem Walk Section 2 Subdivision;
35
36 E. 5124 Meadow Creek Drive, Lot 8, Block B, Emerald Forest Section 4
37 Subdivision;
38
39 F. 5122 Meadow Creek Drive, Lot 9, Block B, Emerald Forest Section 4
40 Subdivision;
41

1 G. 703 Emerald Wood Drive, Lot 4, Block 1, Emerald Forest Section 2
2 Subdivision;

3
4 H. 701 Emerald Wood Drive, Lot 5, Block 1, Emerald Forest Section Subdivision.
5

6 **PART 9.** This ordinance takes effect on _____, 2014.
7

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9 **PASSED AND APPROVED**

10
11 _____, 2014

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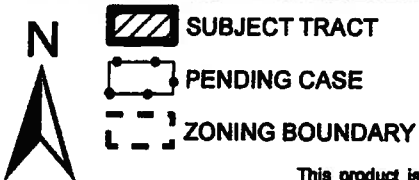
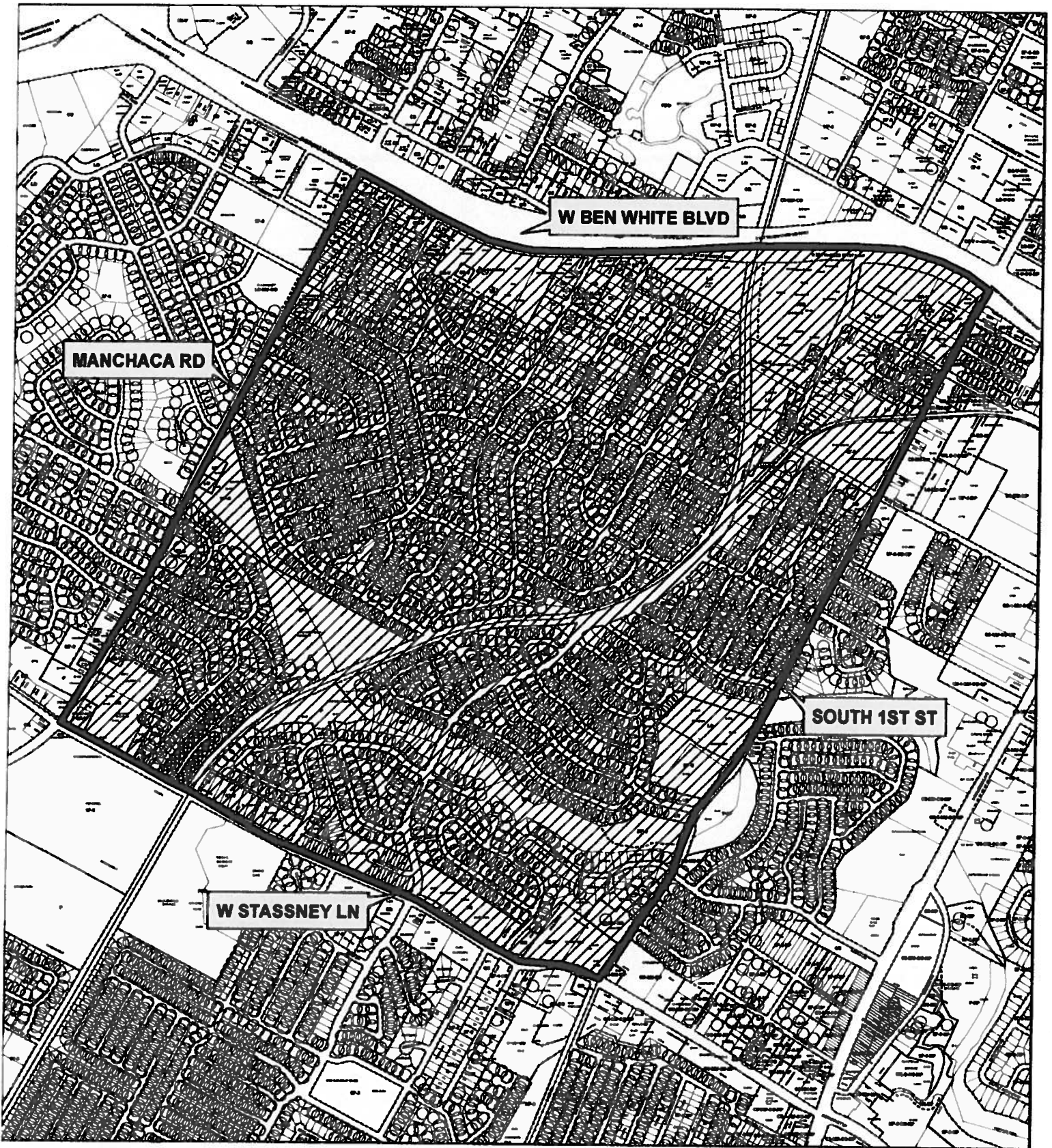
12
13
14 Lee Leffingwell
15 Mayor
16

17
18 **APPROVED:** _____

19 Karen M. Kennard
20 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



ZONING

CASE#: C14-2014-0018

1" = 1,200'

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.

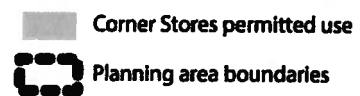
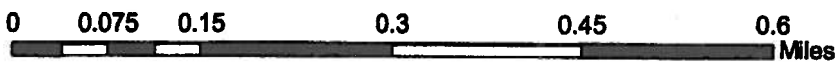
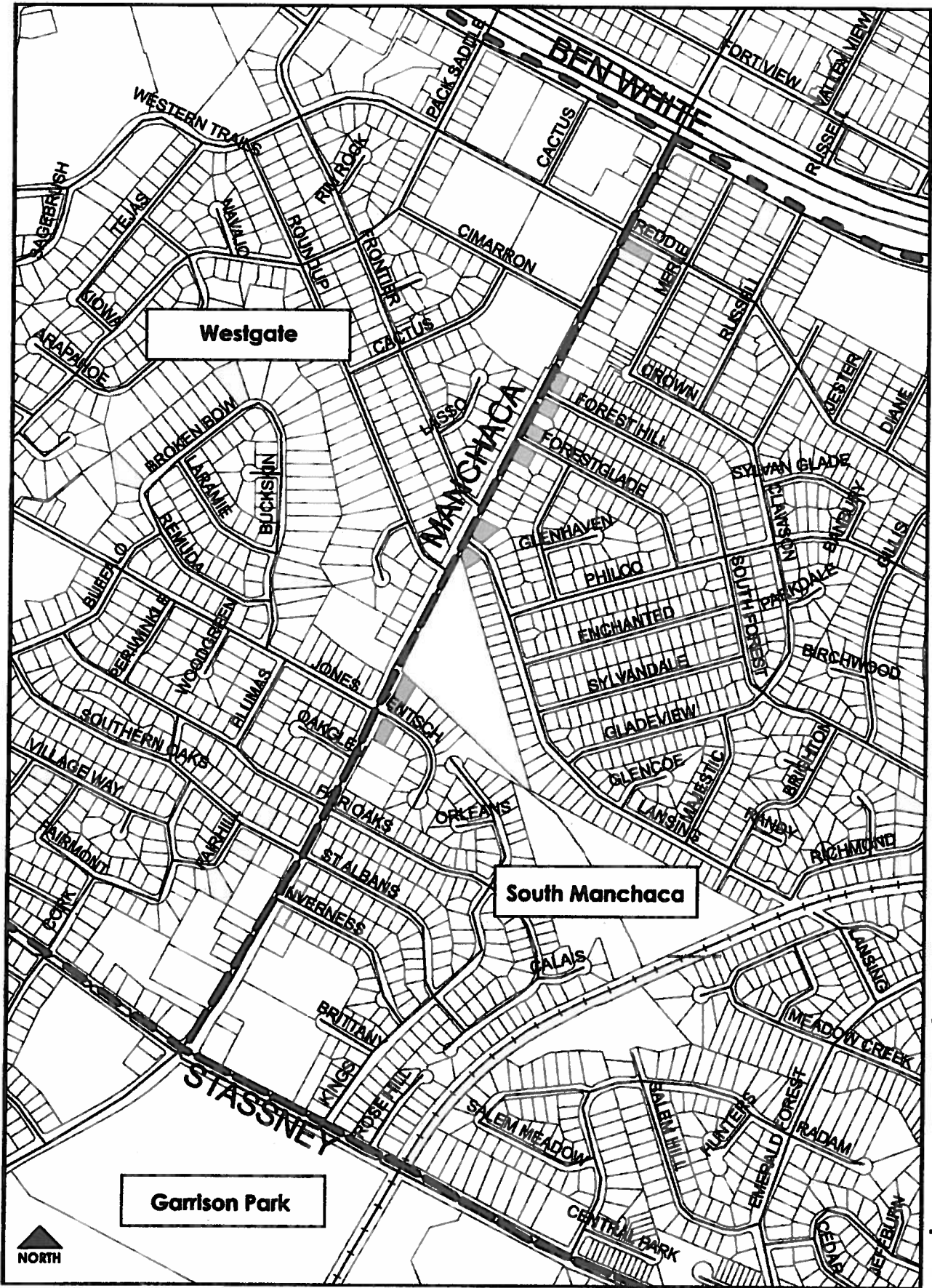
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Exhibit A

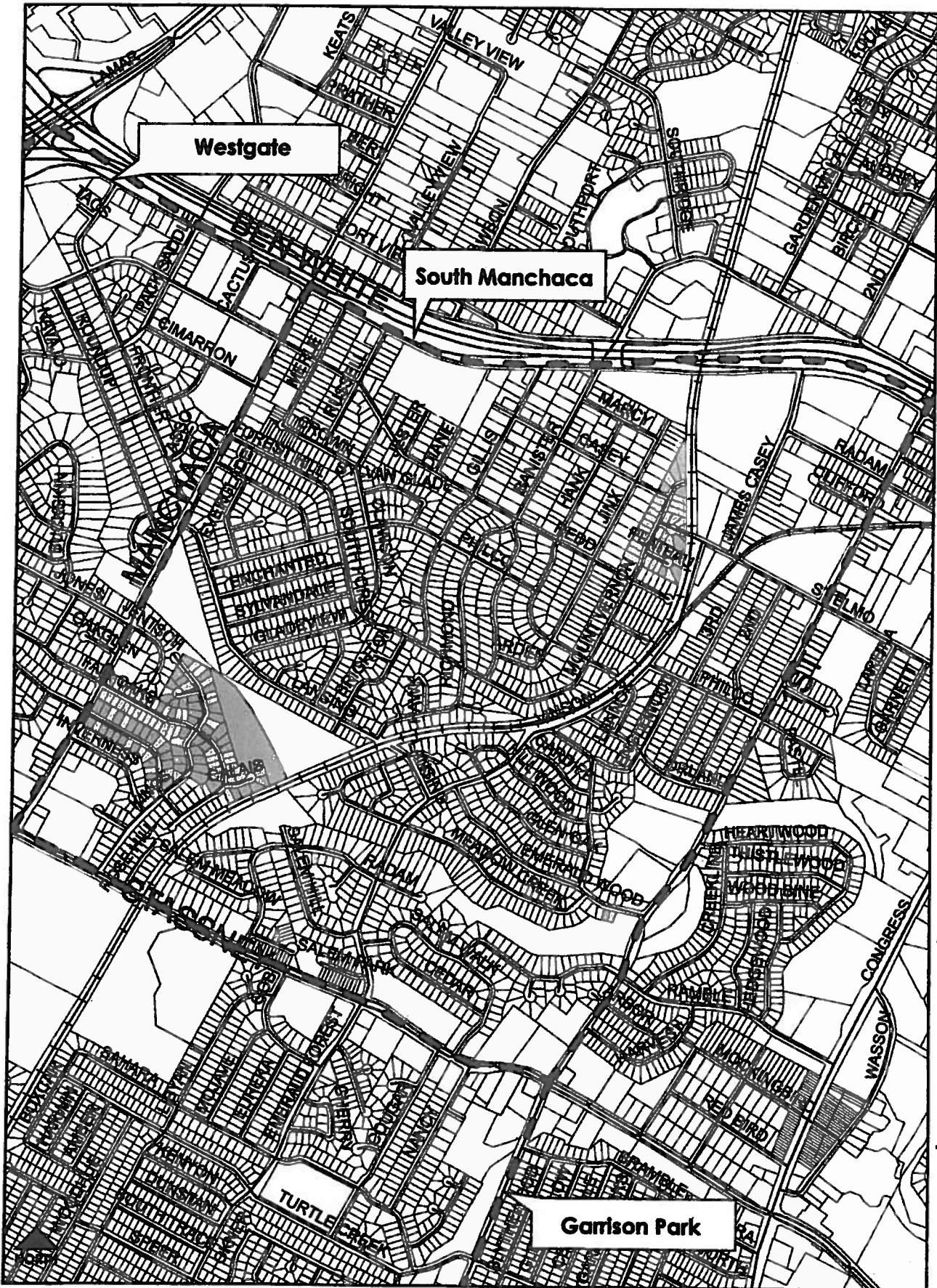
South Manchaca NEIGHBORHOOD PLAN

EXHIBIT B. Corner Store Special Use Infill Option



South Manchaca NEIGHBORHOOD PLAN

Exhibit C Deer Park Secs 1 & 2, Hilltop Addition, and Floodplain Exclusions



Planning area boundaries



Secondary Apartments excluded