

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 1,257.6 ACRES OF LAND GENERALLY**  
4 **KNOWN AS THE GARRISON PARK 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 1,257.6 acres of land and described in Zoning Case  
11 No. C14-2014-0019, on file at the Planning and Development Review Department and  
12 generally known as the Garrison Park neighborhood plan combining district. The Garrison  
13 Park neighborhood plan combining district is, locally known as the area bounded by West  
14 Stassney Lane on the north, South First Street on the east, West William Cannon Drive on  
15 the south, Deaton Hill Drive, West Gate Boulevard and generally along the lot line as  
16 depicted on the map attached as Exhibit "A" on the west, in the City of Austin, Travis  
17 County, Texas, and identified on the map attached as Exhibit "B" (*the Zoning Map*) (*the*  
18 *"Property"*).  
19

20 **PART 2.** Except as otherwise specifically provided in this ordinance, the existing base  
21 zoning districts and conditions remain in effect.  
22

23 **PART 3.** The base zoning districts for the land are changed from commercial liquor sales  
24 (CS-1-CO) combining district, general office (GO) district, general office-conditional  
25 overlay (GO-CO) combining district, community commercial (GR) district, community  
26 commercial-mixed use (GR-MU) combining district, community commercial-conditional  
27 overlay (GR-CO) combining district, community commercial-mixed use-conditional  
28 overlay (GR-MU-CO) combining district, community commercial-mixed use-vertical  
29 mixed use building-conditional overlay (GR-MU-V-CO) combining district, limited office  
30 (LO) district, limited office-mixed use (LO-MU) combining district, limited office-  
31 conditional overlay (LO-CO) combining district, limited office-mixed use-conditional  
32 overlay (LO-MU-CO) combining district, neighborhood commercial (LR) district,  
33 neighborhood commercial-mixed use (LR-MU) combining district, neighborhood  
34 commercial-mixed use-conditional overlay (LR-MU-CO) combining district,  
35 neighborhood commercial-conditional overlay (LR-CO) combining district, multifamily  
36 residence limited density (MF-1) district, multifamily residence limited density-conditional  
37 overlay (MF-1-CO) combining district, multifamily residence low density (MF-2) district,

1 mobile home residence (MH) district, neighborhood office-mixed use-conditional overlay  
2 (NO-MU-CO) combining district, public (P) district, planned unit development (PUD)  
3 district, rural residence (RR) district, rural residence-conditional overlay (RR-CO)  
4 combining district, single family residence standard lot (SF-2) district, family residence  
5 (SF-3) district, townhouse and condominium residence (SF-6) district, townhouse and  
6 condominium residence-conditional overlay (SF-6-CO) combining district to commercial  
7 liquor sales-neighborhood plan (CS-1-CO-NP) combining district, general office-  
8 neighborhood plan (GO-NP) combining district, general office-conditional overlay-  
9 neighborhood plan (GO-CO-NP) combining district, community commercial-  
10 neighborhood plan (GR-NP) combining district, community commercial-mixed use-  
11 neighborhood plan (GR-MU-NP) combining district, community commercial-conditional  
12 overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-  
13 mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district,  
14 community commercial-mixed use-vertical mixed use building-conditional overlay-  
15 neighborhood plan (GR-MU-V-CO-NP) combining district, limited office-neighborhood  
16 plan (LO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-  
17 NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP)  
18 combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-  
19 MU-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP)  
20 combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP)  
21 combining district, neighborhood commercial-mixed use-conditional overlay-  
22 neighborhood plan (LR-MU-CO-NP) combining district, neighborhood commercial-  
23 conditional overlay-neighborhood plan (LR-CO-NP) combining district, multifamily  
24 residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily  
25 residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP)  
26 combining district, multifamily residence low density-neighborhood plan (MF-2-CO-NP)  
27 combining district, mobile home residence-neighborhood plan (MH-NP) combining  
28 district, neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-  
29 CO-NP) combining district, public-neighborhood plan (P-NP) combining district, planned  
30 unit development-neighborhood plan (PUD-NP) combining district, rural residence-  
31 neighborhood plan (RR-NP) combining district, rural residence-conditional overlay-  
32 neighborhood plan (RR-CO-NP) combining district, single family residence standard lot-  
33 neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-  
34 3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-  
35 6-NP) combining district, and townhouse and condominium residence-conditional overlay-  
36 neighborhood plan (SF-6-CO-NP) combining district

1 **PART 4.** The following applies to a single-family residential use, duplex residential use  
2 or a two-family residential use within the boundaries of the Garrison Park Neighborhood  
3 Plan area:  
4

- 5 A. Front porch setback applies as set forth in City Code Section 25-2-1602.  
6  
7 B. Impervious cover and parking placement restrictions apply as set forth in City  
8 Code Section 25-2-1603.  
9  
10 C. Garage placement restrictions apply as set forth in City Code Section 25-2-  
11 1604.  
12

13 **PART 5.** The following applies area-wide within the boundaries of the Garrison Park  
14 Neighborhood Plan area:  
15

16 Mobile food establishment restrictions apply as set forth in City Code Section  
17 25-2-812.  
18

19 **PART 6.** The following applies to an existing legal lot with a single-family residential  
20 use or secondary apartment special use within the boundaries of the Garrison Park  
21 Neighborhood Plan area:  
22

- 23 A. The minimum lot area is 2,500 square feet.  
24  
25 B. The minimum lot width is 25 feet.  
26  
27 C. For a lot with an area of 4,000 square feet or less, the impervious coverage may  
28 not exceed 25 percent.  
29

30 **PART 7.** Secondary apartment special use applies to a single-family residential use, a  
31 duplex residential use or a two-family residential use for the area located east of the  
32 railroad tracks and identified on Exhibit "B", attached, in the Garrison Park Neighborhood  
33 Plan.  
34  
35

**PART 8.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

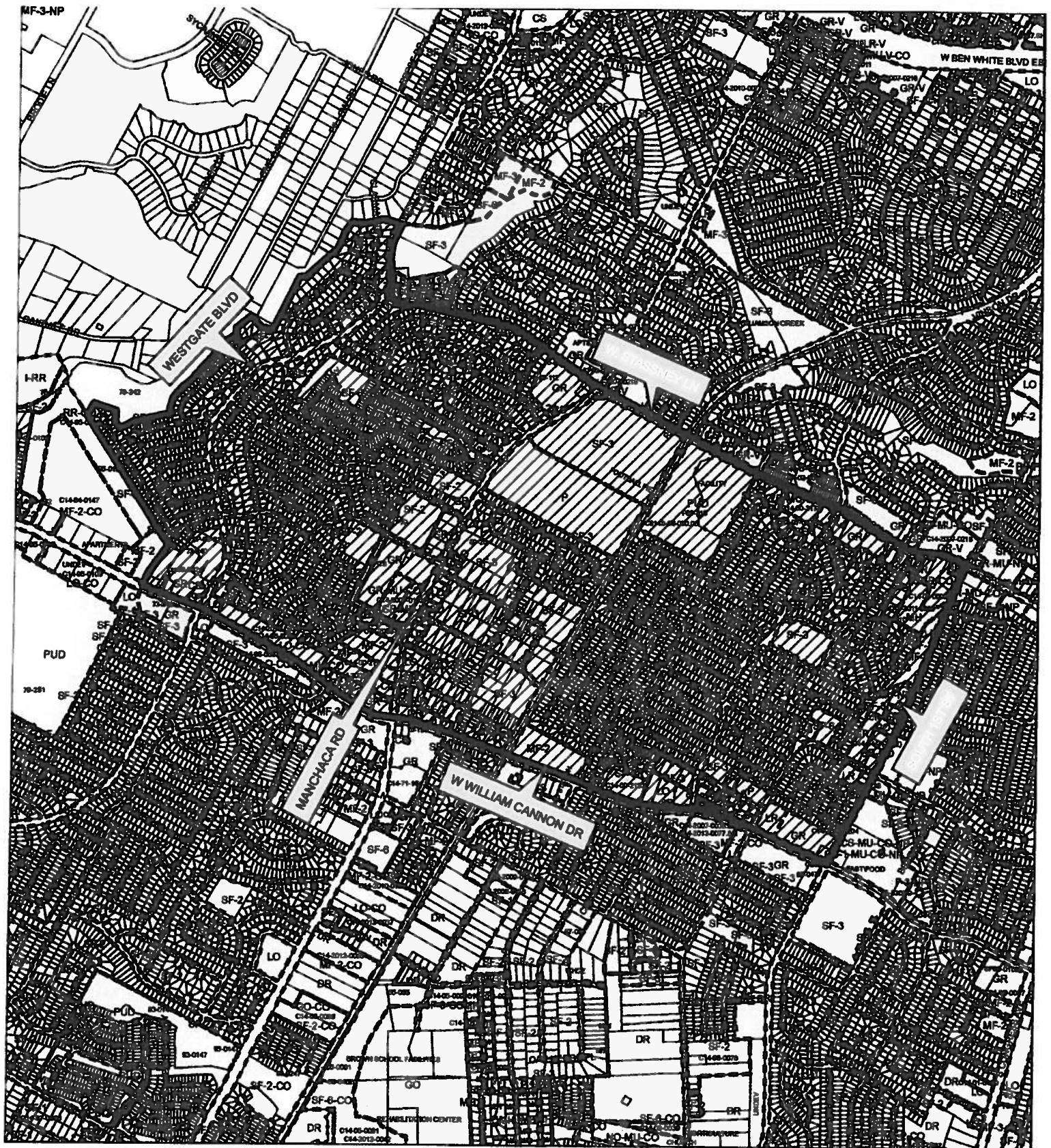
\_\_\_\_\_, 2014      §  
   §  
   §

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard      Jannette S. Goodall  
City Attorney      City Clerk







# **ZONING**

**ZONING CASE#: C14-2014-0019**



**SUBJECT TRACT**



**PENDING CASE**



**ZONING BOUNDARY**

**1" = 1,750'**

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



**Exhibit B**

# Garrison Park Neighborhood Planning Area

## Exhibit C, Secondary Apartments

