

**ORDINANCE NO. 20141106-086**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 537.02 ACRES OF LAND GENERALLY KNOWN AS THE WEST GATE 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 537.02 acres of land and described in Zoning Case No. C14-2014-0017, on file at the Planning and Development Review Department and generally known as the West Gate neighborhood plan combining district. The West Gate neighborhood plan combining district is, locally known as the area bounded by West Ben White Boulevard on the north, Manchaca Road on the east, West Stassney Lane on the south and generally along the lot line, as shown on Exhibit "A" and Westgate Boulevard on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*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, commercial liquor sales-conditional overlay (CS-1-CO) combining district, general office (GO) district, general office-conditional overlay (GO-CO) combining district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining, 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-conditional overlay (LO-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-conditional overlay (LR-CO) combining district, multi family residence low density (MF-2) district, neighborhood office (NO) district, neighborhood office-mixed use (NO-MU) combining district, neighborhood office-conditional overlay (NO-CO) combining district, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district, public (P) district, planned unit development (PUD) district, single family residence standard lot (SF-2) district, family residence (SF-3) district, family residence-conditional overlay (SF-3-CO) combining district to general commercial services-neighborhood plan (CS-NP) combining district, commercial liquor sales-conditional overlay-neighborhood

plan (CS-1-CO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining, limited office-neighborhood plan (LO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, multi family residence low density-neighborhood plan (MF-2-NP) combining district, neighborhood office-neighborhood plan (NO-NP) combining district, neighborhood office-mixed use-neighborhood plan (NO-MU-NP) combining district, neighborhood office-conditional overlay-neighborhood plan (NO-CO-NP) combining district, neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district, public-neighborhood plan (P-NP) combining district, planned unit development-neighborhood plan (PUD-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, and family residence-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district.

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

- A. Front porch setback applies as set forth in City Code Section 25-2-1602.
- B. Impervious cover and parking placement restrictions apply as set forth in City Code Section 25-2-1603.
- C. Garage placement restrictions apply as set forth in City Code Section 25-2-1604.
- D. Front or side yard parking restrictions apply as set forth in City Code Sections 25-2-1403 and 12-5-29

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

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

**PART 6.** This ordinance takes effect on November 17 , 2014.

**PASSED AND APPROVED**

\_\_\_\_\_  
November 6, 2014

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§ \_\_\_\_\_  
Lee Deffingwell  
Mayor

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





**ZONING**

ZONING CASE#: C14-2014-0017



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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.

1" = 900'

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