

ORDINANCE NO. 20141106-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 1,257.6 ACRES OF LAND GENERALLY KNOWN AS THE GARRISON PARK 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 1,257.6 acres of land and described in Zoning Case No. C14-2014-0019, on file at the Planning and Development Review Department and generally known as the Garrison Park neighborhood plan combining district. The Garrison Park neighborhood plan combining district is, locally known as the area bounded by West Stassney Lane on the north, South First Street on the east, West William Cannon Drive on the south, Deaton Hill Drive, West Gate Boulevard and generally along the lot line as depicted on the map attached as Exhibit "A" on the west, in the City of Austin, Travis County, Texas, and identified on 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 commercial liquor sales (CS-1-CO) combining district, general office (GO) district, general office-conditional overlay (GO-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-mixed use-conditional overlay (GR-MU-CO) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district, limited office (LO) district, limited office-mixed use (LO-MU) combining district, limited office-conditional overlay (LO-CO) combining district, limited office-mixed use-conditional overlay (LO-MU-CO) combining district, neighborhood commercial (LR) district, neighborhood commercial-mixed use (LR-MU) combining district, neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district, neighborhood commercial-conditional overlay (LR-CO) combining district, multifamily residence limited density (MF-1) district, multifamily residence limited density-conditional overlay (MF-1-CO) combining district, multifamily residence low density (MF-2) district,

mobile home residence (MH) district, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district, public (P) district, planned unit development (PUD) district, rural residence (RR) district, rural residence-conditional overlay (RR-CO) combining district, single family residence standard lot (SF-2) district, family residence (SF-3) district, townhouse and condominium residence (SF-6) district, townhouse and condominium residence-conditional overlay (SF-6-CO) combining district to commercial liquor sales-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-mixed use-neighborhood plan (GR-MU-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, limited office-mixed use-neighborhood plan (LO-MU-NP) combining district, limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district, neighborhood commercial-neighborhood plan (LR-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district, neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, multifamily residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-CO-NP) combining district, mobile home residence-neighborhood plan (MH-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, rural residence-neighborhood plan (RR-NP) combining district, rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, and townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-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 Garrison Park 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.

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

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

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

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

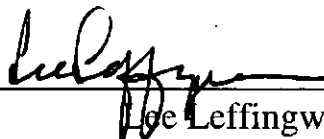
PART 7. Secondary apartment special use applies to a single-family residential use, a duplex residential use or a two-family residential use for the area located east of the railroad tracks and identified on Exhibit "B", attached, in the Garrison Park Neighborhood Plan.

PART 8. This ordinance takes effect on November 17, 2014.

PASSED AND APPROVED

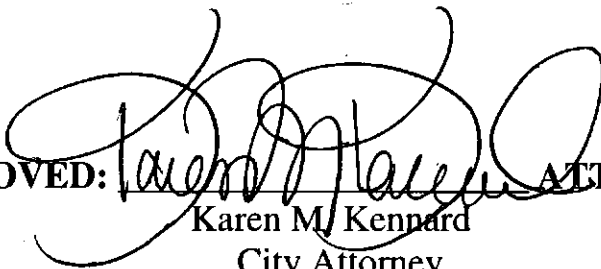
_____, November 6, 2014

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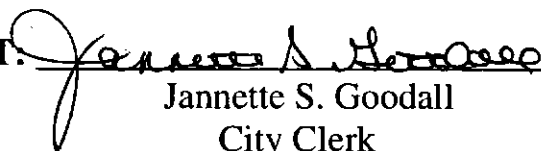
Lee Leffingwell
Mayor

APPROVED:



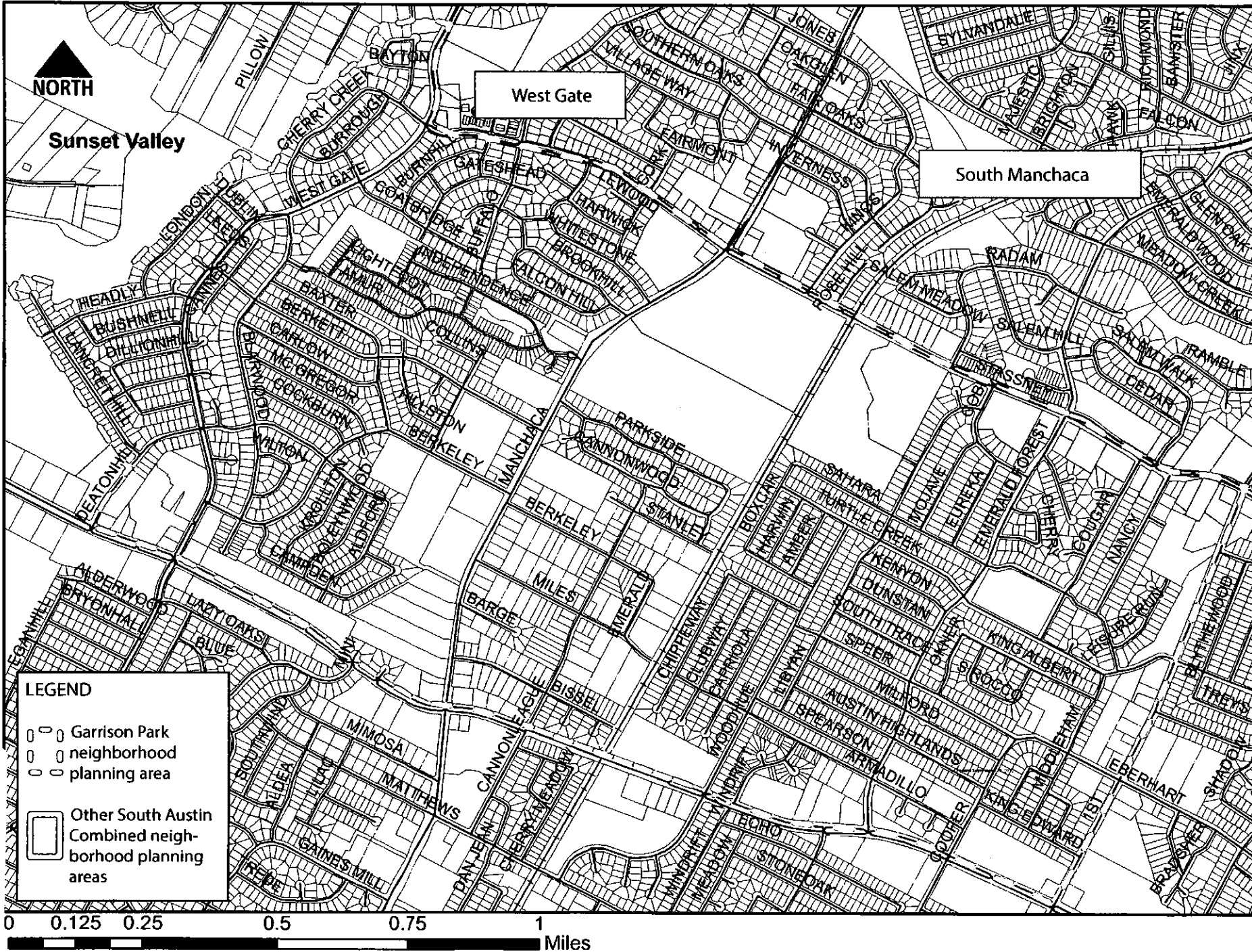
Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk




Garrison Park Neighborhood Planning Area





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.



