

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6110 HILL FOREST DRIVE IN THE EAST OAK HILL NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-5-CO-NP) COMBINING DISTRICT.

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 change the base district from family residence-neighborhood plan (SF-3-NP) combining district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0018, on file at the Planning and Development Review Department, as follows:

Lot 22, Block E, Westcreek Section One Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 384-385 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6110 Hill Forest Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property may not exceed 8 residential units.
- B. Development of the Property may not exceed 0.25 residential units per acre.
- C. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 32 feet.

- 1 D. Development on the Property may not exceed two stories.
- 2
- 3 E. A 25-foot wide vegetative buffer shall be provided and maintained along the
- 4 south and west property lines. Improvements permitted within the buffer zone
- 5 are limited to drainage, underground utility improvements or those
- 6 improvements that may be otherwise required by the City of Austin or
- 7 specifically authorized in this ordinance.
- 8
- 9 F. Development of the property may not exceed an impervious coverage of 15
- 10 percent.
- 11
- 12 G. The following uses are prohibited uses of the Property:
- 13
- | | |
|--|--|
| Club or lodge | College and university facilities |
| Communication service facilities | Community events |
| Community recreation (private) | Community recreation (public) |
| Cultural services | Day care services (commercial) |
| Day care services (general) | Day care services (limited) |
| Private primary educational facilities | Private secondary educational facilities |
| Public primary educational facilities | Public secondary educational facilities |
| Safety services | |

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15 Except as specifically restricted under this ordinance, the Property may be developed and

16 used in accordance with the regulations established for the urban family residence (SF-5)

17 base district and other applicable requirements of the City Code.

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19 **PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East

20 Oak Hill neighborhood plan combining district.

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22

1 **PART 5.** This ordinance takes effect on _____, 2013.
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3

4 **PASSED AND APPROVED**
5

6 _____, 2013
7
8

§
§
§

9 _____
10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____
14

15 Karen M. Kennard
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



82-115

SP88-282C

SF-2-NP
ELEMENTARY SCHOOL

Exhibit A

N

SUBJECT TRACT

PENDING CASE

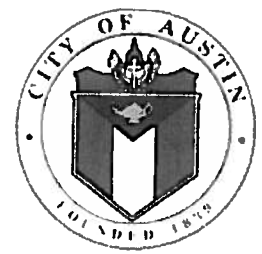
ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0018

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'