Item#72

ORDINANCE NO. Late I
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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 4 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.

Draft 6/5/2013

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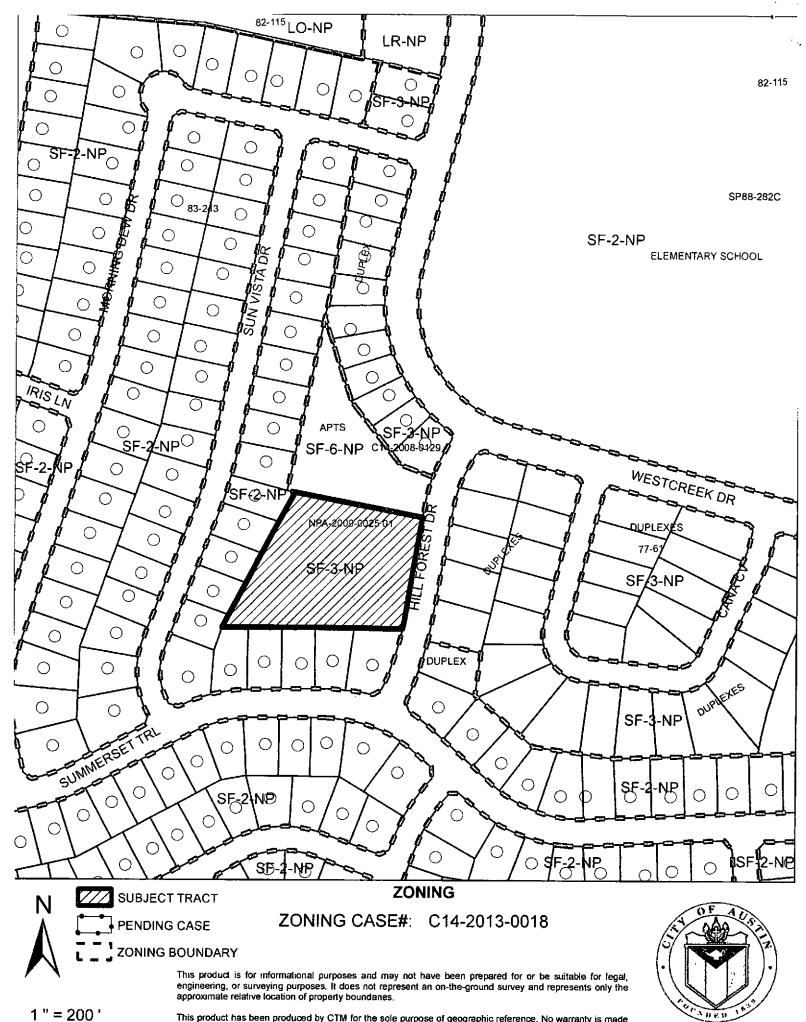
- D. Development on the Property may not exceed two stories.
- E. A 25-foot wide vegetative buffer shall be provided and maintained along the south and west property lines. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- F. Development of the property may not exceed an impervious coverage of 15 percent.
- G. The following uses are prohibited uses of the Property:

Club or lodge
Communication service facilities
Community recreation (private)
Cultural services
Day care services (general)
Private primary educational facilities
Public primary educational facilities
Safety services

College and university facilities
Community events
Community recreation (public)
Day care services (commercial)
Day care services (limited)
Private secondary educational facilities
Public secondary educational facilities

Except as specifically restricted under 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 4. The Property is subject to Ordinance No. 20081211-098 that established the East Oak Hill neighborhood plan combining district.



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