

ORDINANCE NO. _____

Late Backup

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

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP)
13 combining district on the property described in Zoning Case No. C14-2013-0018, on file at
14 the Planning and Development Review Department, as follows:

15
16 Lot 22, Block E, Westcreek Section One Amended Subdivision, a subdivision in
17 the City of Austin, Travis County, Texas, according to the map or plat of record in
18 Plat Book 76, Page 384-385 of the Plat Records of Travis County, Texas (the
19 "Property"),
20

21 locally known as 6110 Hill Forest Drive in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 urban family residence (SF-5) base district and other applicable requirements of the City
27 Code.
28

29 PART 3. The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
31

- 32 A. Development of the Property may not exceed 8 residential units.
33
34 B. Development of the Property may not exceed 4 residential units per acre.
35
36 C. The maximum height, as defined by City Code, of a building or structure on the
37 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
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

14
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.

18
19 **PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East
20 Oak Hill neighborhood plan combining district.

1 **PART 5.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2013
7
8

§
§
§

Lee Leffingwell
Mayor

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10
11
12 **APPROVED:**

Karen M. Kennard
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

DRAFT



82-115 LO-NP

LR-NP

82-115

SF-3-NP

SP88-282C

SF-2-NP

ELEMENTARY SCHOOL

83-243

SUN VISTA DR

DUPLX

IRIS LN

APTS

SF-6-NP

SF-3-NP

CTM-2008-0429

SF-2-NP

SF-2-NP

NPA-2009-0025-01

SF-3-NP

HILL FOREST DR

WESTCREEK DR

DUPLXES

77-61

SF-3-NP

DUPLX

SF-3-NP

DUPLXES

SF-2-NP

SUMMERSET TRL

SF-2-NP

SF-2-NP

SF-2-NP

SF-2-NP

ZONING

ZONING CASE#: C14-2013-0018

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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.

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