ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2324 WILSON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM MULTI FAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-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 multi family residence medium density-neighborhood plan (MF-3-NP) combining district to multi family residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0020, on file at the Planning and Development Review Department, as follows:

> Lot 1, Oak Creek Village Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 50, Page 11 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2324 Wilson Street 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 multi-family residence highest density (MF-6) 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.   Maximum height, as defined in City Code, of a building or structure on the property may not exceed 60 feet.

    B.   Upon the issuance of a demolition permit on the Property, vehicular access from the Property to Wilson Street is prohibited for residential uses. All

vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

C. Building coverage on the Property may not exceed 60 percent.

D. Development of the Property may not exceed an impervious coverage of 70 percent.

E. Development of the Property may not exceed an average of 54.07 residential units per acre.

F. Development of the Property may not exceed 486 residential units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi-family residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.
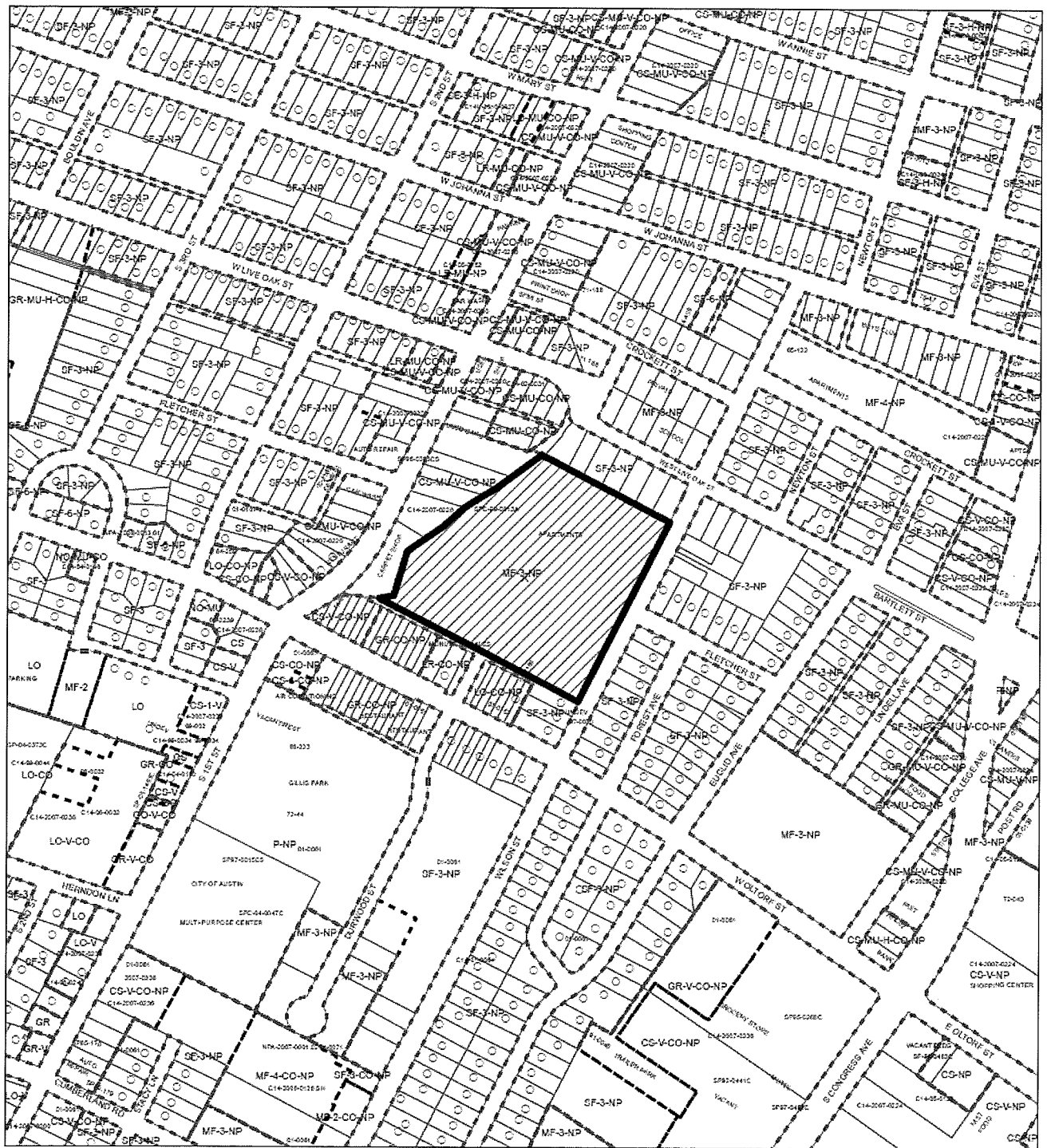
PART 5. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

                                                    §
                                                    §
_____, 2013   § _____
                                                            Lee Leffingwell
                                                            Mayor

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

ZONING

ZONING CASE#: C14-2013-0020

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.

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 " = 400 '

Exhibit A - Zoning Map