

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1015 WEST WILLIAM CANNON DRIVE FROM MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 low density-conditional overlay (MF-2-CO) combining district to multi family residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2013-0077.SH, on file at the Planning and Development Review Department, as follows:

Lot 1B, Southwest Mediplex Resubdivision of Lot 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 72, Page 62 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1015 West William Cannon Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 35 feet.
- B. The maximum height of a building or structure on the Property may not exceed two stories.
- C. Development of the Property may not exceed 123 residential units.
- D. Development of the Property may not exceed 21.32 residential units per acre.

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 low density (MF-2) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

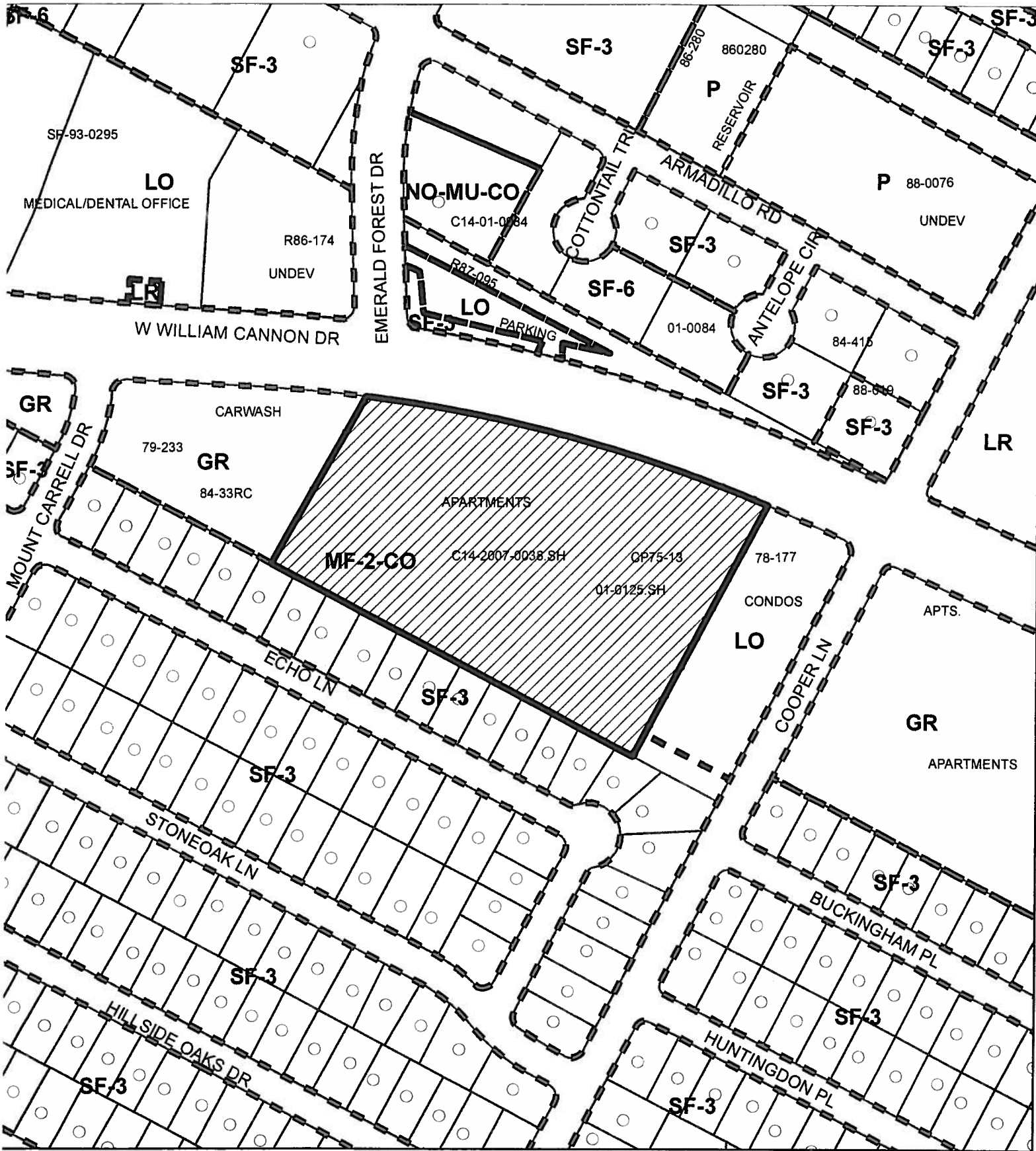
**PASSED AND APPROVED**

\_\_\_\_\_, 2013

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§  
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\_\_\_\_\_  
Lee Leffingwell  
Mayor

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



**ZONING**  
**ZONING CASE#: C14-2013-0077.SH**

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" = 200'

**Exhibit A**