

## ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5816 HARPER PARK DRIVE IN THE EAST OAK**  
3 **HILL NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-**  
4 **CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING**  
5 **DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-**  
6 **NEIGHBORHOOD PLAN (LO-MU-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 limited office-conditional overlay-neighborhood plan (LO-  
12 CO-NP) combining district to limited office-mixed use-conditional overlay-neighborhood  
13 plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No.  
14 C14-2013-0006, on file at the Planning and Development Review Department, as follows:

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16 Lot 1, Harper Park Section Three Subdivision, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Document No.  
18 200800229 of the Official Public Records of Travis County, Texas (the  
19 "Property"),  
20

21 locally known as 5816 Harper Park 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 limited office (LO) base district and other applicable requirements of the City Code.  
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28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
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- 31 A. If the Property is developed for a residential use, development of the Property  
32 may not exceed 76 residential units.  
33  
34 B. Development of the Property may not exceed an average of 4.29 residential  
35 units per acre.  
36

- 1 C. A 25 foot wide vegetative buffer shall be provided and maintained along the  
2 east and west sides beginning 6 inches from the property line. Improvements  
3 permitted within the buffer zone are limited to drainage, underground utility  
4 improvements or those improvements that may be otherwise required by the  
5 City of Austin or specifically authorized in this ordinance.  
6  
7 D. The maximum height, as defined by City Code, of a building or structure on the  
8 Property shall not exceed 35 feet or 2 stories.  
9  
10 E. Development of the Property shall not exceed an impervious coverage of 35  
11 percent.  
12  
13 F. A 50 foot building setback shall be established and maintained along the east  
14 and west property lines.  
15  
16 G. A building or structure on the Property shall have only residential or non-  
17 residential uses in the same structure, but not a combination of both.  
18  
19 H. The following uses are prohibited uses of the Property:  
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Multifamily residential  
Two-family residential

Duplex residential

21  
22 Except as specifically restricted under this ordinance, the Property may be developed and  
23 used in accordance with the regulations established for the limited office (LO) base district,  
24 the mixed use combining district and other applicable requirements of the City Code.  
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26 **PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East  
27 Oak Hill neighborhood plan combining district.  
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29 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2013.  
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32 **PASSED AND APPROVED**  
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35  
36 \_\_\_\_\_, 2013

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

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

DRAFT