

**Late Backup**

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:

15  
 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.

27  
 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:

- 30  
 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

- C. A 25 foot wide vegetative buffer shall be provided and maintained along the east and west sides beginning 6 inches from the property line. 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.
- D. The maximum height, as defined by City Code, of a building or structure on the Property shall not exceed 35 feet or 2 stories.
- E. Development of the Property shall not exceed an impervious coverage of 35 percent.
- F. A 50 foot building setback shall be established and maintained along the east and west property lines.
- G. A building or structure on the Property shall have only residential or non-residential uses in the same structure, but not a combination of both.
- H. The following uses are prohibited uses of the Property:

Multifamily residential  
Two-family residential

Duplex residential

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining 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.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

§  
§  
§

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

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

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3  
4  
5

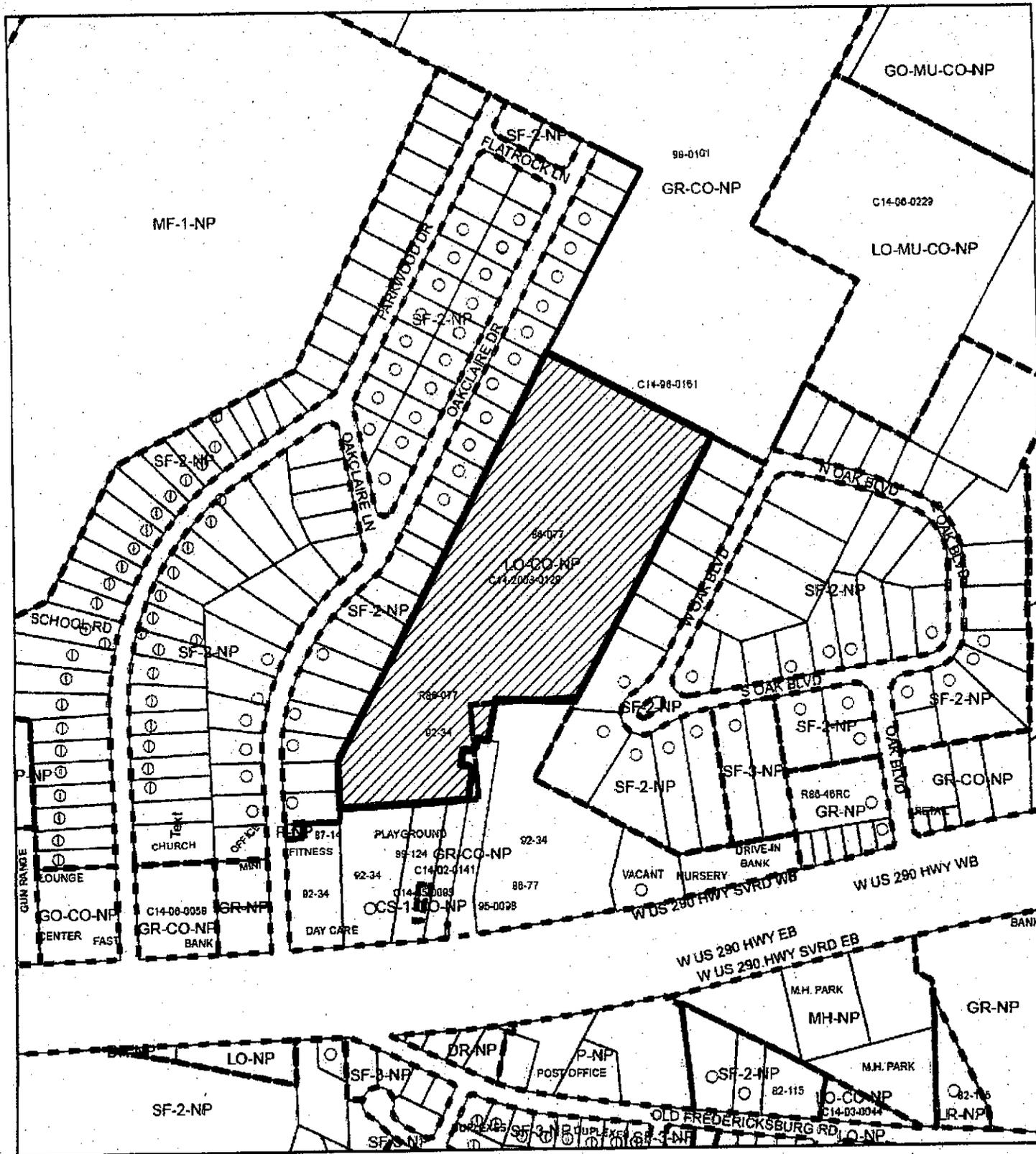
**APPROVED:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

**ATTEST:** \_\_\_\_\_

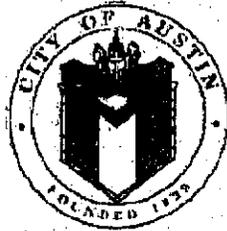
Jannette S. Goodall  
City Clerk

DRAFT



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
**ZONING CASE#: C14-2013-0006**



1" = 400'

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.

**Exhibit A - Location Map**