

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5107 AND 5109 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-COMBINING DISTRICT ( SF-6) 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 family residence (SF-3) district to townhouse & condominium residence (SF-6) on the property described in Zoning Case No. C14-2013-0069, on file at the Planning and Development Review Department, as follows:

Lots 1 and 2, Deer Park Annex, Sec. 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 17, Page 67 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5107 and 5109 Manchaca Road 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. Development of the Property may not exceed 20 residential units.
- B. Development of the Property may not exceed 10.6 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 townhouse & condominium (SF-6) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.  
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4 **PASSED AND APPROVED**  
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6 \_\_\_\_\_, 2013  
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§  
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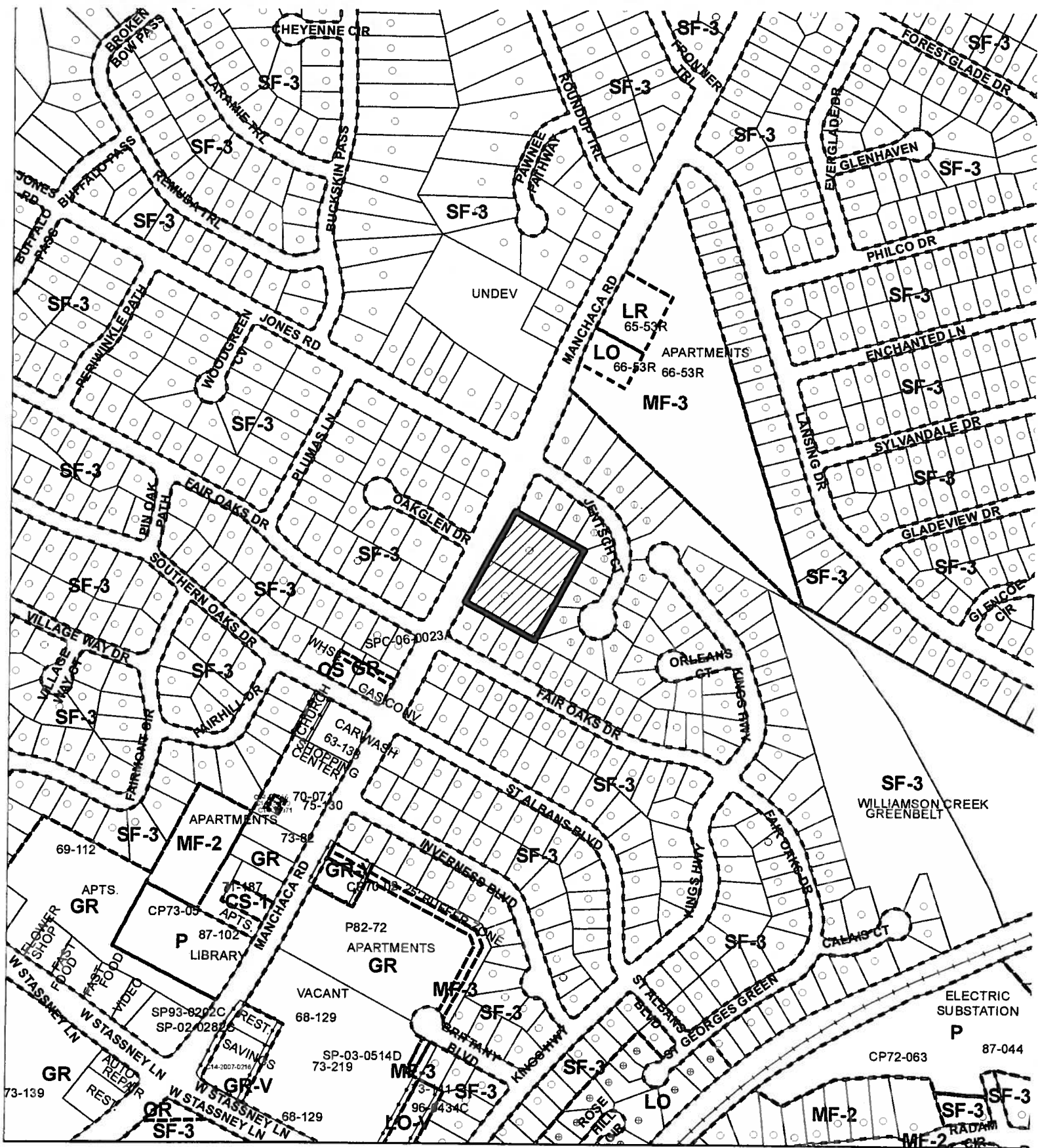
Lee Leffingwell  
Mayor

10 **APPROVED:** \_\_\_\_\_  
11

Karen M. Kennard  
City Attorney

12 **ATTEST:** \_\_\_\_\_  
13

Jannette S. Goodall  
City Clerk



- ZONING**
- ZONING CASE#: C14-2013-0069**
- 1" = 400'**
- N**
- 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 by the City of Austin regarding specific accuracy or completeness.

Exhibit A

