

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7405, 7409 AND 7415 COOPER LANE FROM SINGLE**
3 **FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE**
4 **AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)**
5 **COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from single family residence standard lot (SF-2) district to
11 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district
12 on the property described in Zoning Case No. C14-2014-0052, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lot 1A and 2A, Block A, Amended Plat of Lot 1 and Lot 2, Mueller Acres
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
17 to the map or plat of record in Document No. 200500167 of the Official Public
18 Records of Travis County, Texas, and;
19

20 Lot 3, Block A, Mueller Acres Subdivision, a subdivision in the City of Austin,
21 Travis County, Texas, according to the map or plat of record in Plat Book 99, Page
22 89-90 of the Plat Records of Travis County, Texas (cumulatively referred to as the
23 "Property")
24

25 locally known as 7405, 7409 and 7415 Cooper Lane in the City of Austin, Travis County,
26 Texas, and generally identified in the map attached as Exhibit "A".
27

28 **PART 2.** 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. The maximum height, as defined by City Code, of a building or structure on the
32 Property may not exceed two stories.
33
34 B. The maximum height, as defined by City Code, of a building or structure on the
35 Property may not exceed 26 feet.
36
37

- 1 C. Development of the Property may not exceed 65 residential units.
2
3 D. Development of the Property may not exceed an average of 6.586 dwelling
4 units per acre.
5
6 E. A 25-foot wide vegetative buffer shall be provided and maintained along the
7 north property line. Improvements permitted within the buffer zone are limited
8 to drainage, underground utility improvements or those improvements that may
9 be otherwise required by the City of Austin or specifically authorized in this
10 ordinance.
11
12 F. Vehicular access from the Property to Sir Gawain Drive is prohibited, except
13 for pedestrian, bicycle and emergency ingress and egress. All vehicular access
14 to the Property shall be from other adjacent public streets or through other
15 adjacent property.
16

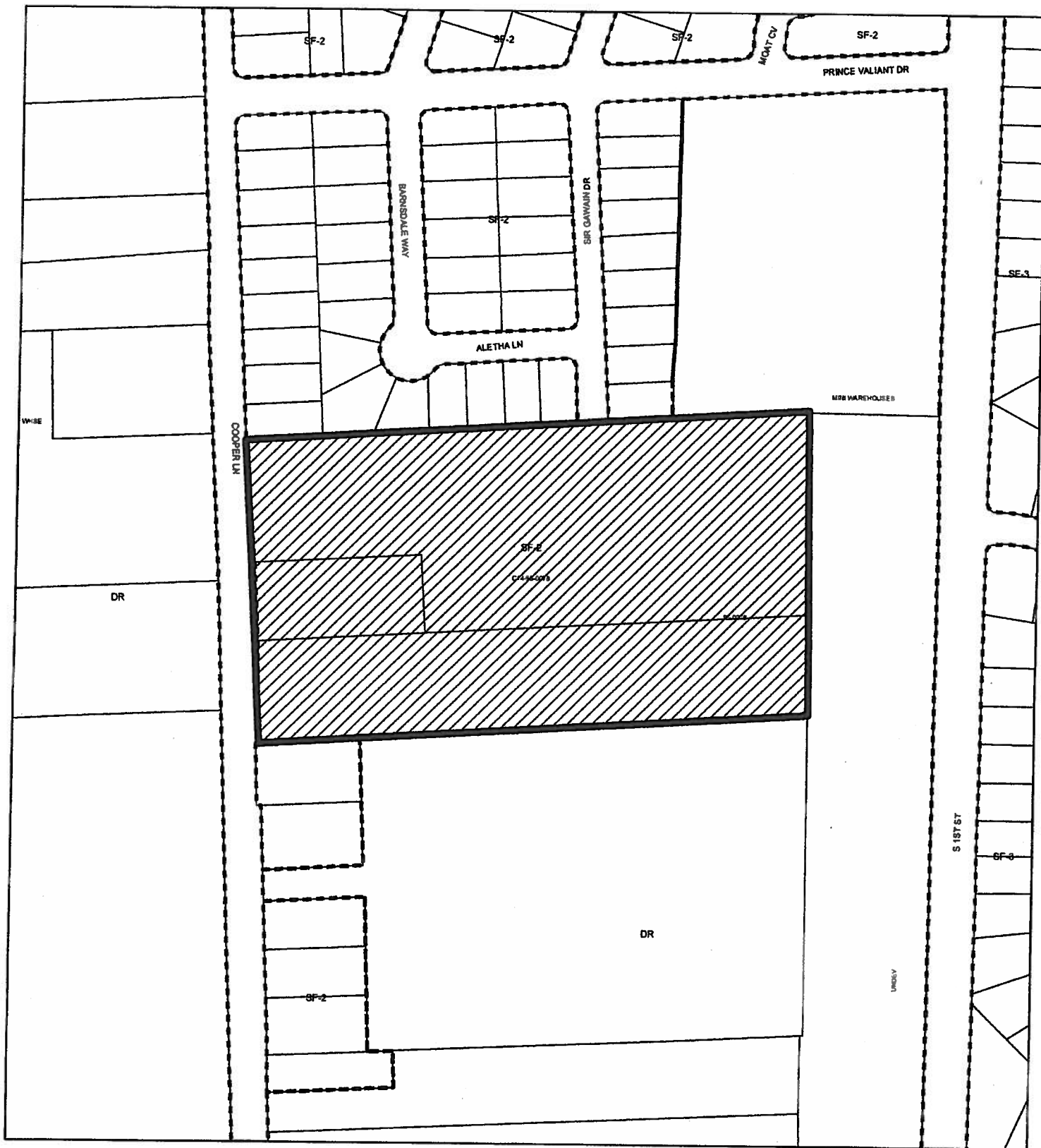
17 Except as specifically restricted under this ordinance, the Property may be developed and
18 used in accordance with the regulations established for the townhouse and condominium
19 residence (SF-6) base district and other applicable requirements of the City Code.
20




21 **PART 3.** This ordinance takes effect on _____, 2014.
22

23 **PASSED AND APPROVED**
24

25 §
26 §
27 _____, 2014 § _____
28 Lee Leffingwell
29 Mayor
30

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



- ZONING**
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

ZONING CASE#: C14-2014-0052



1" = 200'

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