

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 710 AUGUSTA AVENUE IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO SINGLE  
5 FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (SF-4A-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 family residence-neighborhood plan (SF-3-NP) combining  
12 district to single family residence small lot-conditional overlay-neighborhood plan (SF-4A-  
13 CO-NP) combining district on the property described in Zoning Case No. C14-2014-0072,  
14 on file at the Planning and Development Review Department, as follows:

15  
16 Lot 1, Block C, Eck's Heights Subdivision, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Plat Book 7, Page  
18 78 of the Plat Records of Travis County, Texas (the "Property"),

19  
20 locally known as 710 Augusta Avenue in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".

22  
23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 single family residence small lot (SF-4A) base district and other applicable requirements of  
26 the City Code.

27  
28 **PART 3.** The Property within the boundary of the conditional overlay combining district  
29 established by this ordinance is subject to the following:

30  
31 Development of each building or structure on the Property may not exceed 1,980  
32 square feet of gross floor area.

33  
34 Except as specifically restricted under this ordinance, the Property may be developed and  
35 used in accordance with the regulations established for the single family residence small lot  
36 (SF-4A) base district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 20020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

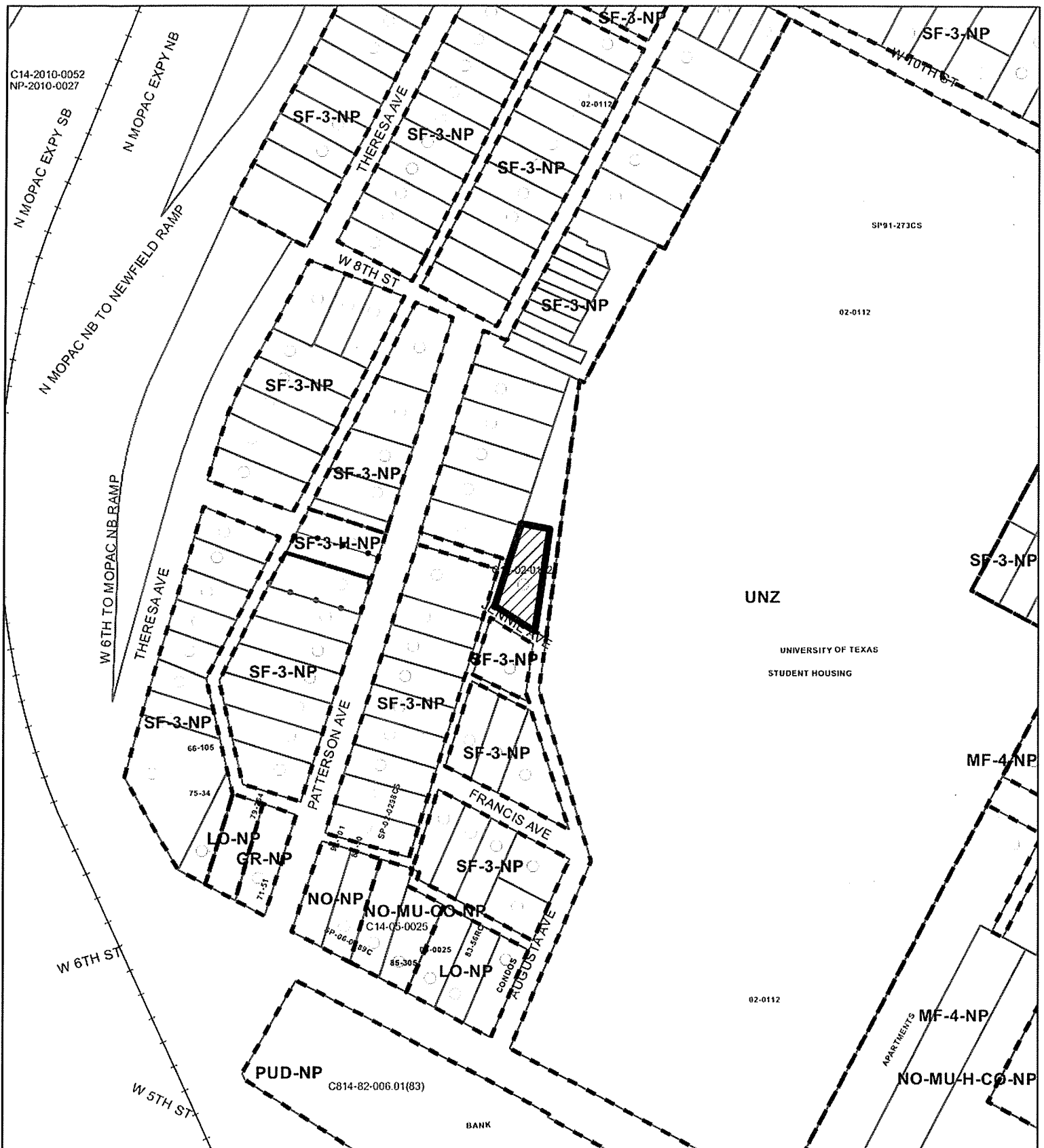
\_\_\_\_\_, 2014      §  
   §  
   §

Lee Leffingwell  
Mayor

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

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

CASE#: C14-2014-0072

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.

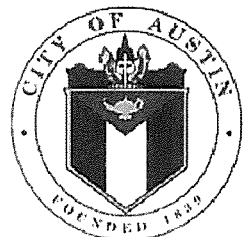


Exhibit A - Zoning