

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2910 WEST WILLIAM CANNON DRIVE FROM
3 SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO
4 MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-
5 2-CO) COMBINING DISTRICT.
6

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 single family residence standard lot (SF-2) district to
12 multifamily residence low density-conditional overlay (MF-2-CO) combining district on
13 the property described in Zoning Case No. C14-2014-0128, on file at the Planning and
14 Development Review Department, as follows:
15

16 Lot 59, Western Hills Subdivision, a subdivision in the City of Austin, Travis
17 County, Texas, according to the map or plat of record in Plat Book 6, Page 73 of
18 the Plat Records of Travis County, Texas (the "Property"),
19

20 locally known as 2910 West William Cannon Drive in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following condition:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the multifamily residence low
33 density (MF-2) base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2015.

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4 **PASSED AND APPROVED**

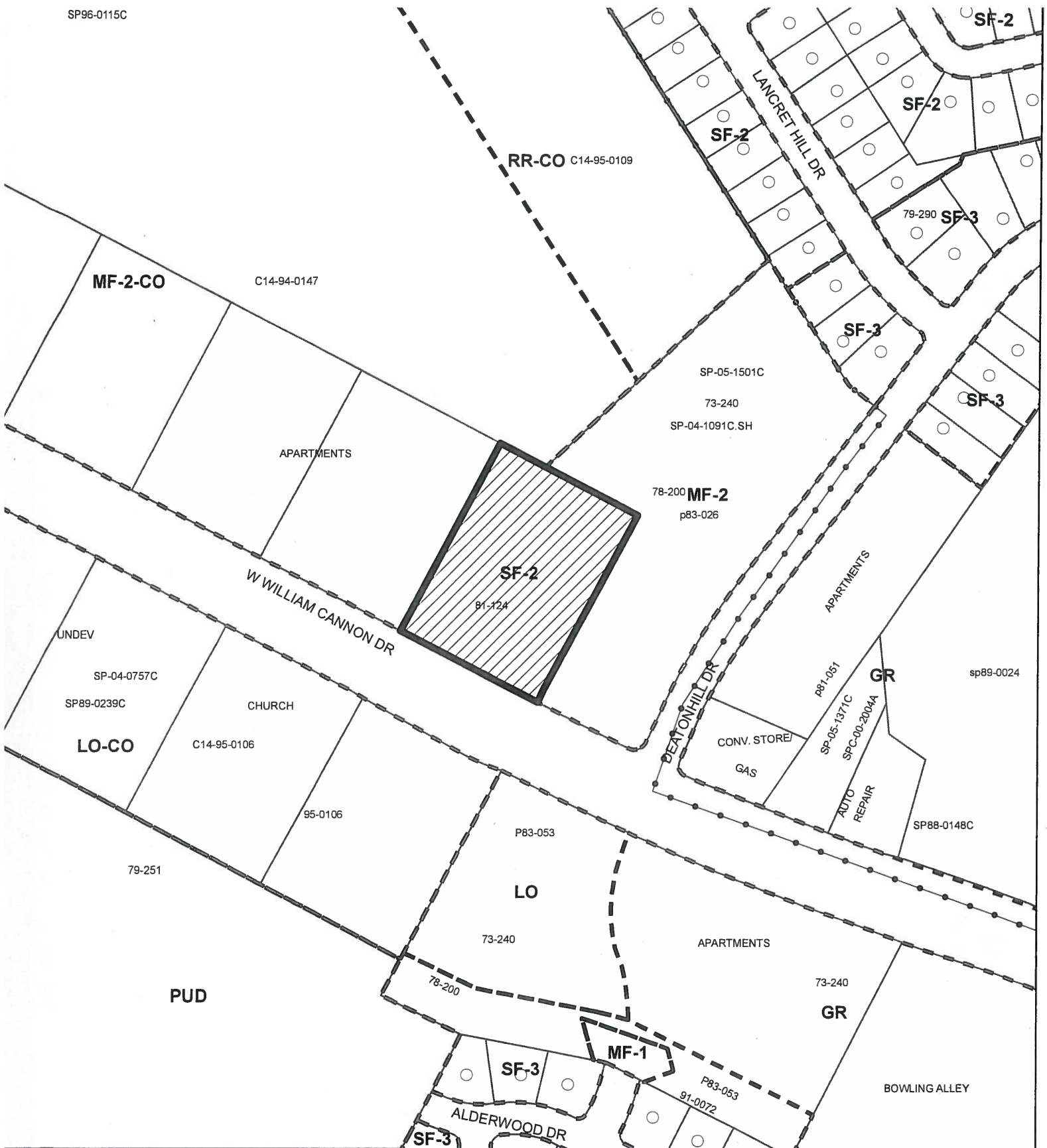
5
6 §
7 §
8 _____, 2015 § _____

9 Steve Adler
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____

14 Karen M. Kennard
15 City Attorney

Jannette S. Goodall
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

CASE#: C14-2014-0128

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 geographi by the City of Austin regarding specific accuracy or completeness.



1" = 200'

Exhibit A