	ORDINA	NCE I	NO.		
AN ORDINANCE	REZONING	AND	CHANGING	THE	ZC

ONING MAP FOR THE PROPERTY LOCATED AT 4704, 4706, 4800 AND 4802 SUNSET TRAIL IN THE NEIGHBORHOOD PLAN WESTGATE AREA FROM SINGLE **FAMILY** RESIDENCE **LOT-NEIGHBORHOOD** STANDARD **PLAN** (SF-2-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL **OVERLAY-NEIGHBORHOOD PLAN** (MF-2-CO-NP) 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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to multifamily residence low density-conditional overlay-neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0015, on file at the Planning and Zoning Department, as follows:

Lot 11-14, Block A, Flournoy Acres Sec. 4 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 8, Page 168 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4704, 4706, 4800 and 4802 Sunset Trail in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

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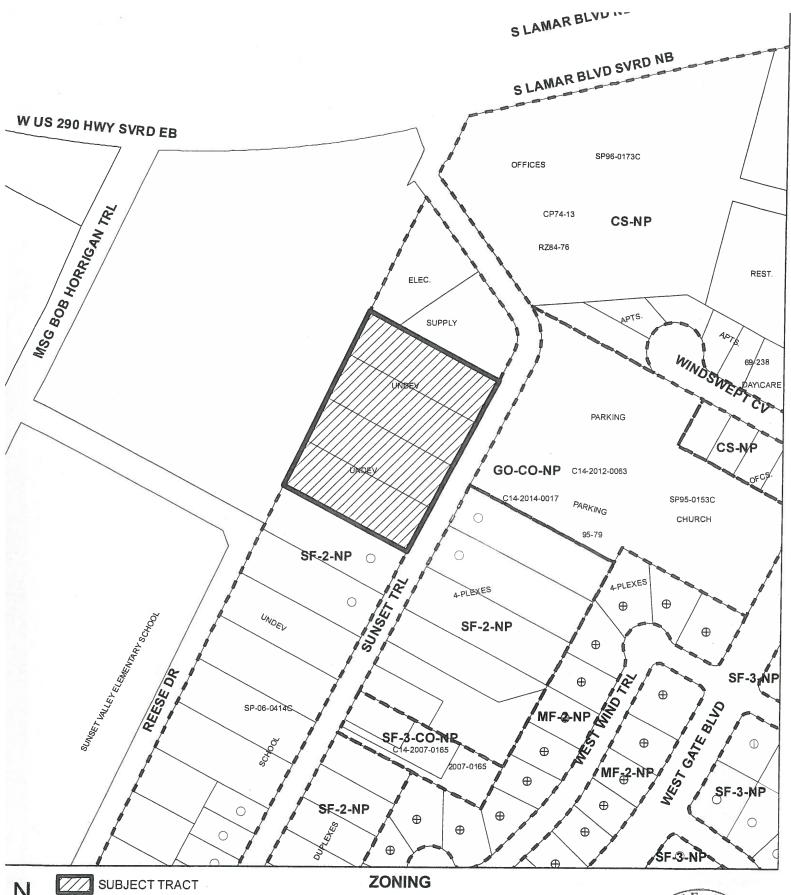
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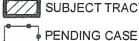
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PART 4 The	Property is subject to Ordin	nance No. 20141106.086	
	borhood plan combining dist		mai estadiisiid
PART 5. This	ordinance takes effect on		
PASSED AND	APPROVED		
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	8		
	, 2015 §	Steve Adler	•
		Mayor	
APPROVED: _		ATTEST:	
	Anne L. Morgan Interim City Attorney	Jannette City (S. Goodall







CASE#: C14-2015-0015



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.



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