

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4704, 4706, 4800 AND 4802 SUNSET TRAIL IN THE
3 WESTGATE NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY
4 RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP)
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-2-CO-NP)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from single family residence standard lot-neighborhood plan (SF-
13 2-NP) combining district to multifamily residence low density-conditional overlay-
14 neighborhood plan (MF-2-CO-NP) combining district on the property described in Zoning
15 Case No. C14-2015-0015, on file at the Planning and Zoning Department, as follows:

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

20
21 locally known as 4704, 4706, 4800 and 4802 Sunset Trail in the City of Austin, Travis
22 County, Texas, and generally identified in the map attached as Exhibit "A".

23
24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 multifamily residence low density (MF-2) base district and other applicable requirements
27 of the City Code.

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

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32 A site plan or building permit for the Property may not be approved, released, or
33 issued, if the completed development or uses of the Property, considered cumulatively
34 with all existing or previously authorized development and uses, generate traffic that
35 exceeds 300 trips per day.
36

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

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5 **PART 4.** The Property is subject to Ordinance No. 20141106-086 that established the
6 Westgate neighborhood plan combining district.

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8 **PART 5.** This ordinance takes effect on _____, 2015.
9

10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2015 § _____
16 Steve Adler
17 Mayor
18
19

20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 Interim City Attorney City Clerk

