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ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6701, 6825 ½ AND 7045 ½ RIALTO BOULEVARD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT FOR TRACTS 1, 2 AND 3.

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 general office-neighborhood plan (GO-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district for Tracts 1, 2 and 3 on the property described in Zoning Case No. C14-2016-0011, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 9B, Block A, a resubdivision of Lot 9, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201500204 of the Official Public Records of Travis County, Texas, and;

Tract 2:

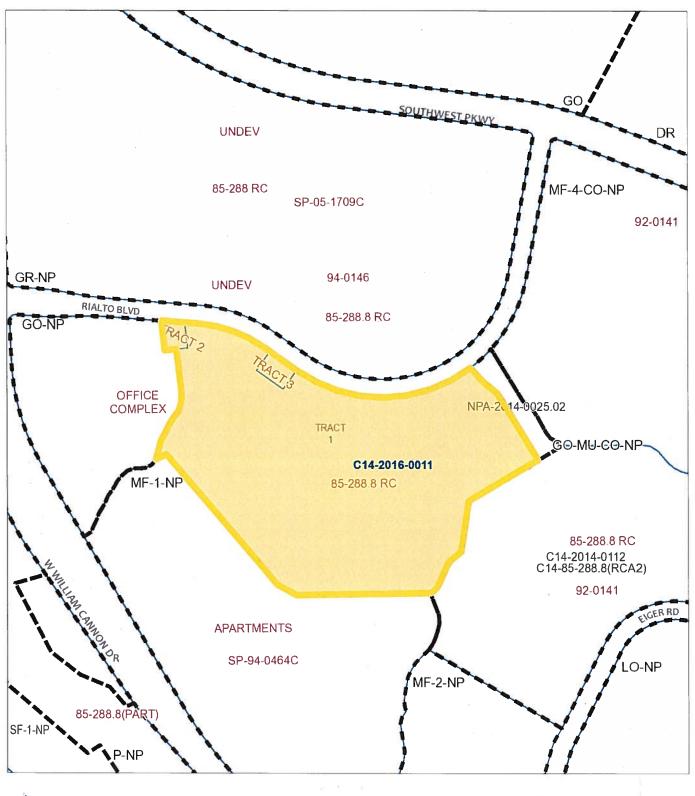
Lot 7, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, and;

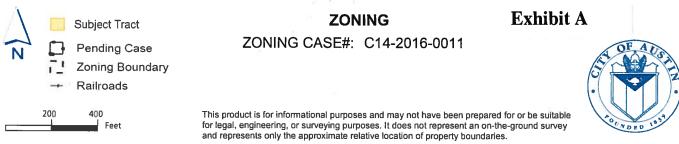
Tract 3:

Lot 8, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, (cumulatively known as the "Property"),

locally known as 6701, 6825 ½ and 7045 ½ Rialto Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

1 2		ne boundaries of the conditional overlay combini abject to the following conditions:	ng district			
3	A. Development of the Property shall comply with the following regulations:					
5 6	1. The average maxis	num density is 17 dwelling units per acre.				
8	2. The maximum nui	nber of units is 370 dwelling units.				
9	3. The minimum front yard setback is 25 feet.					
11 12 13 14 15	4. The minimum site	area for each residential unit is: 2,500 square feet for each efficiency, 3,000 square feet for each 1 bedroom unit an 3,500 square feet each 2 or more bedroom unit	,			
16 17 18 19	Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.					
202122	PART 3. The Property is subject for the Oak Hill Combined Neighborship.	t to Ordinance No. 20081211-098 that establish aborhood Plan.	ed zoning			
23 24	PART 4. This ordinance takes e	ffect on, 2016.				
252627	PASSED AND APPROVED					
28 29 30	. 2	§ § 016 §				
31 32 33		Steve Adler Mayor				
34 35	APPROVED:	ATTEST:				
36 37 38	Anne L. Mo City Attorn	gan Jannette S. Gooda	11			
39	Draft 10/4/2016	Page 2 of 2 COA I	aw Denartment			





1" = 400 '

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