

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:

3
4 A. Development of the Property shall comply with the following regulations:

- 5
6 1. The average maximum density is 17 dwelling units per acre.
7
8 2. The maximum number of units is 370 dwelling units.
9
10 3. The minimum front yard setback is 25 feet.
11
12 4. The minimum site area for each residential unit is:
13 2,500 square feet for each efficiency,
14 3,000 square feet for each 1 bedroom unit and,
15 3,500 square feet each 2 or more bedroom units.
16

17 Except as specifically restricted under this ordinance, the Property may be developed and
18 used in accordance with the regulations established for the multifamily residence
19 moderate-high density (MF-4) district and other applicable requirements of the City Code.
20

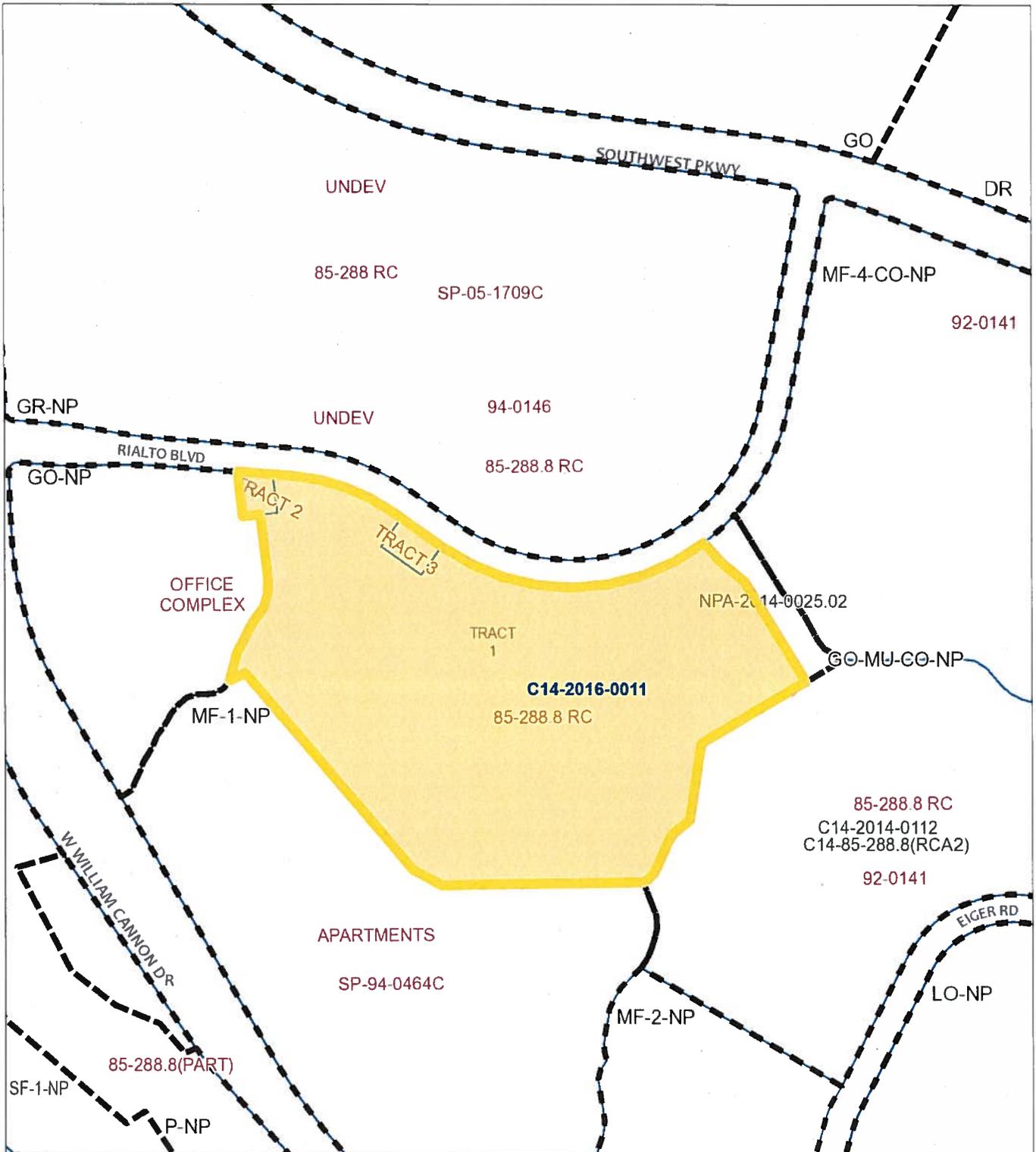
21 **PART 3.** The Property is subject to Ordinance No. 20081211-098 that established zoning
22 for the Oak Hill Combined Neighborhood Plan.
23

24 **PART 4.** This ordinance takes effect on _____, 2016.
25

26 **PASSED AND APPROVED**

27
28 §
29 §
30 _____, 2016 § _____
31 Steve Adler
32 Mayor
33

34
35 **APPROVED:** _____ **ATTEST:** _____
36 Anne L. Morgan Jannette S. Goodall
37 City Attorney City Clerk
38
39



ZONING

ZONING CASE#: C14-2016-0011

Exhibit A



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.

1" = 400'