

**ORDINANCE NO. 20170803-100**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6707 RACCOON RUN FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT AND SINGLE-FAMILY RESIDENCE LARGE LOT-NEIGHBORHOOD PLAN (SF-1-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-1-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 rural residence-neighborhood plan (RR-NP) combining district and single-family residence large lot-neighborhood plan (SF-1-NP) combining district to multifamily residence limited density-conditional overlay-neighborhood plan (MF-1-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0019, on file at the Planning and Zoning Department, as follows:

Lot 2, Oak Bridge subdivision, a subdivision in Travis County, Texas, as recorded in Volume 87, Page 52A of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6707 Raccoon Run in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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

The maximum number of residential units on the Property shall be limited to 4 units.

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

**PART 3.** The Property is subject to Ordinance No. 20081211-097 that established zoning for the Oak Hill Combined Neighborhood Plan.

**PART 4.** This ordinance takes effect on August 14, 2017.

**PASSED AND APPROVED**

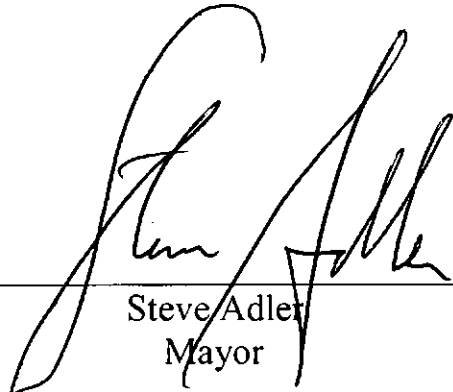
August 3, 2017

**APPROVED:**



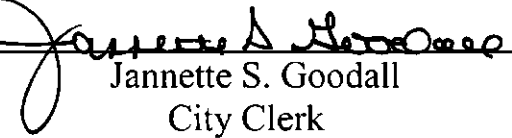
Anne L. Morgan  
City Attorney

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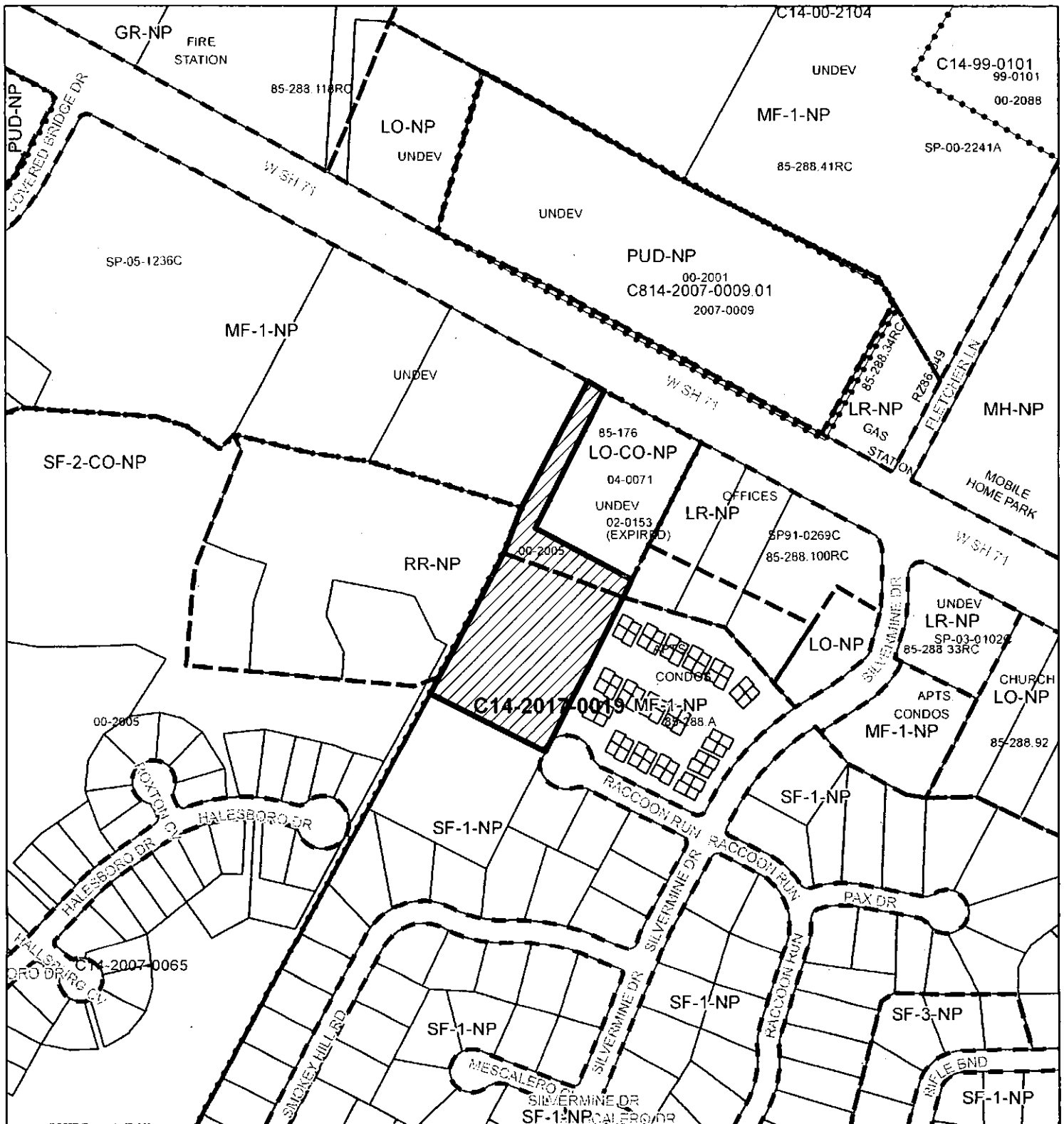


Steve Adler  
Mayor

**ATTEST:**







Jannette S. Goodall  
City Clerk



## ZONING

## EXHIBIT A

Case#: C14-2017-0019

- N
-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 200 Feet

1" = 300'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017