

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1139 ½ POQUITO STREET FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 family residence-neighborhood plan (SF-3-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. C14-2017-0013, on file at the Planning and Zoning Department, as follows:

Lot 9, Chernosky Subdivision No. 6, an addition to Travis County, Texas, according to the map or plat of record in Volume 720, Page 1, Deed Records, Travis County, Texas (the "Property"),

locally known as 1139 ½ Poquito Street 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:

Development of the Property shall comply with the following regulations:

1. The maximum impervious cover shall be limited to 45%.
2. The maximum building coverage shall be limited to 40%.
3. The maximum height of a building or structure shall be limited to 35 feet.
4. The maximum density shall be limited to 7 single family dwelling units per acre or 6.2 duplex dwelling units per acre.

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) district and other applicable requirements of the City Code.
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5 **PART 3.** The Property is subject to Ordinance No. 011213-042 that established zoning for
6 the Central East Austin Neighborhood Plan.
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8 **PART 4.** This ordinance takes effect on _____, 2017.
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11 **PASSED AND APPROVED**
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15 _____, 2017

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Steve Adler
Mayor

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19 **APPROVED:** _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

