

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4603, 4605, 4607, 4609 and 4611 NORTH IH-35 SERVICE ROAD NORTHBOUND IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-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, limited office-neighborhood plan (LO-NP) combining district, and community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district strict, on the property described in Zoning Case No. C14-2019-0046.SH, on file at the Planning and Zoning Department, as follows:

Lots 2-6, Block G, Delwood Section Two, a subdivision in Travis County, Texas, according to the map or plat of record in Book 4, Pages 282-283, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4603, 4605, 4607, 4609 and 4611 North IH-35 Service Road Northbound 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 height of a building or structure on the property shall not exceed 45 feet.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily

residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2019.

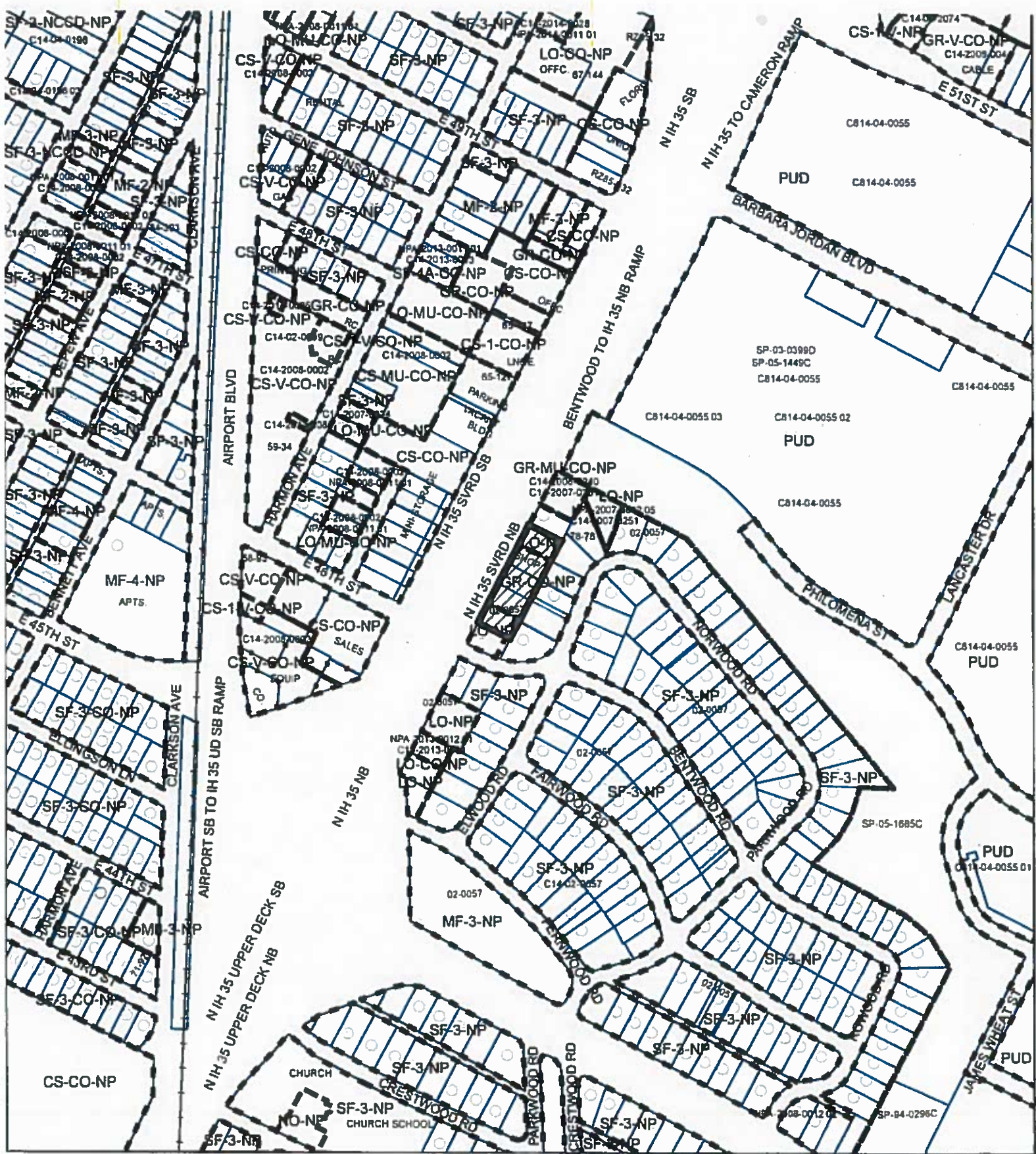
PASSED AND APPROVED





_____, 2019

§
§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING EXHIBIT "A" **ZONING CASE#: C14-2019-0046.SH**

1" = 400'

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.



Created: 2/15/2020