

ORDINANCE NO. 20220728-130

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1902 KEILBAR LANE AND 7515 AND 7603 MENCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 (SF-3) district to multifamily residence low density-conditional overlay (MF-2-CO) combining district on the property described in Zoning Case No. C14-2021-0150, on file at the Housing and Planning Department, as follows:

Lot 1, MAX KEILBAR SUBDIVISION ANNEX, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 53, Page 90 of the Plat Records of Travis County, Texas, and

Lot 1, NOBLE J. SMITH SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 56, Page 41 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion of land conveyed to State of Texas by Deed recorded in Volume 12724, Page 1547, Deed Records of Travis County, Texas, and

Lot 1, Block 1, HAZEL I. SMITH SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof as recorded in Volume 92, Page 77 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that portion of land conveyed to the State of Texas by Deed recorded in Volume 12724, Page 1547, Deed Records of Travis County, Texas (collectively referred to as the "Property"),

locally known as 1902 Keilbar Lane, and 7515 and 7603 Menchaca Road, 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:

(A) Development of the Property shall comply with the following regulations:

1. The maximum height of a building or structure on the property shall not exceed 35 feet.
2. The maximum impervious cover is 55 percent.
3. The maximum number of dwelling units is 20 per acre.
4. The maximum building coverage is 40 percent.

(B) A 4-foot wide vegetative buffer shall be provided and maintained between any building and the right of way along the south and west property lines. Improvements permitted within the vegetative buffer area are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(C) Vehicular access from the Property to Keilbar Lane is prohibited unless, at the time of site plan, the city manager requires access for traffic safety reasons.

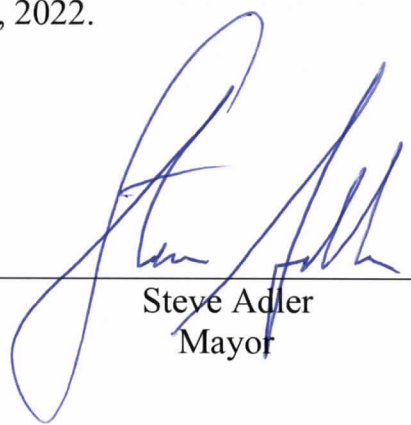
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for multifamily residence low density (MF-2) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on August 8, 2022.

PASSED AND APPROVED


_____, July 28, 2022

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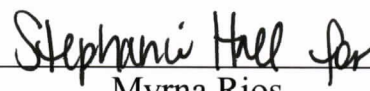
Steve Adler
Mayor

APPROVED:






Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk


$$1'' = 400'$$

-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0150

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



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