

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4920 SPICEWOOD SPRINGS ROAD FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-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 limited office-conditional overlay (LO-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2023-0126, on file at the Planning Department, as follows:

LOT 1, BLOCK A, OVERLOOK AT SPICEWOOD SPRINGS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201700125 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 4920 Spicewood Springs 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 may not exceed an impervious coverage of 32 percent.

(B) The following uses are prohibited uses of the Property:

College or University Facilities  
Community Events

Public Primary Educational  
Facilities  
Urban Farm

Communication Service Facilities  
Private Secondary Educational  
Facilities  
Public Secondary Educational  
Facilities

**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 medium density (MF-3) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

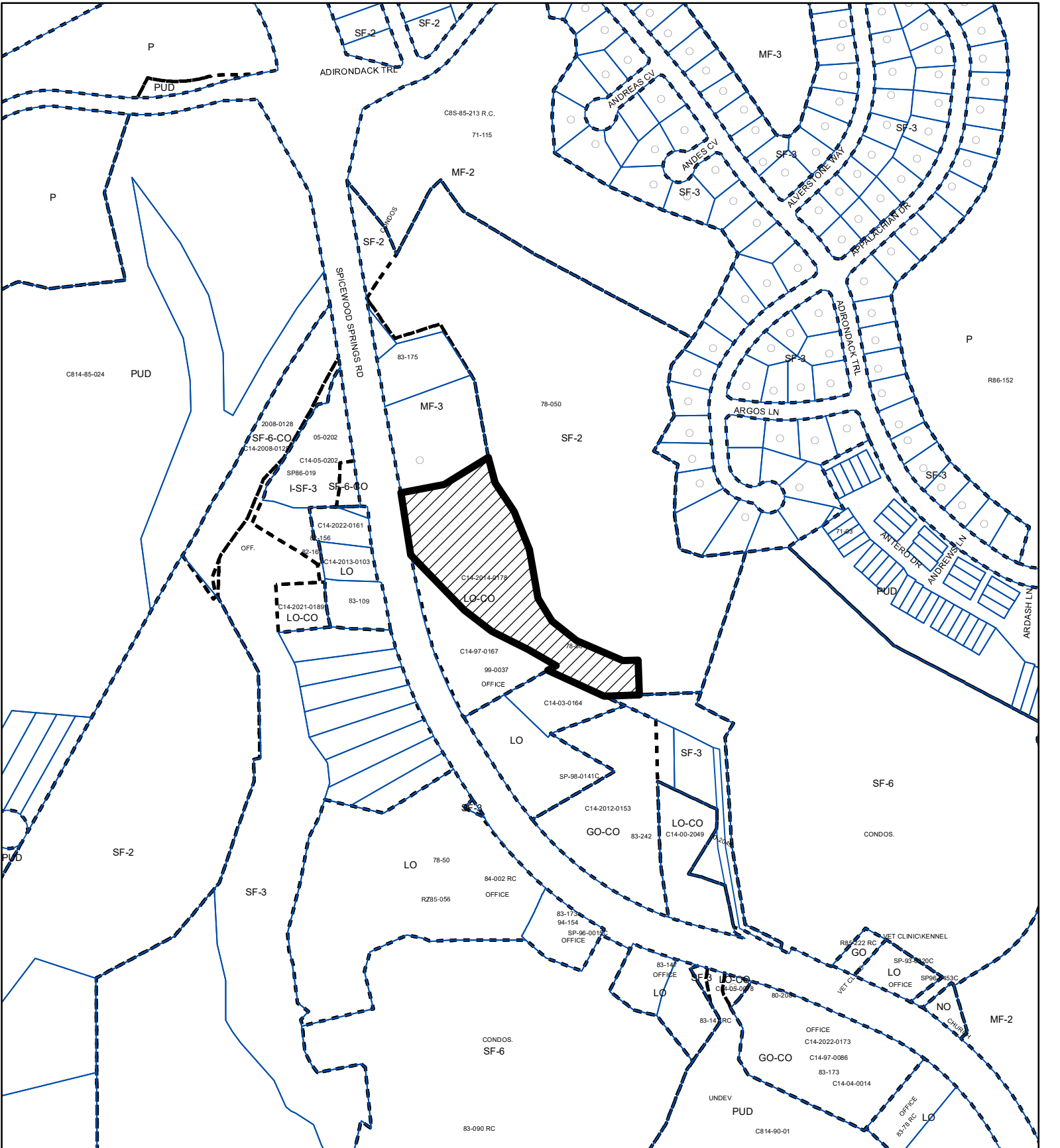
\_\_\_\_\_, 2024      §  
   §  
   §




Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING EXHIBIT "A"

### ZONING CASE#: C14-2023-0126

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



Created: 10/24/2023