

ORDINANCE NO. _____

#39-07
2-15-07

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1708, 1712, 1720 SOUTH LAKESHORE BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 multifamily residence medium density (MF-3) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No C14-05-0112, on file at the Neighborhood Planning and Zoning Department, as follows

A 6 926 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit A attached and incorporated into this ordinance,

locally known as 1708, 1712, 1720 South Lakeshore Boulevard, in the City of Austin, Travis County, Texas, also identified for purposes of this ordinance as Tract 9 (part), and generally identified in the map attached as Exhibit "B"

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

- 1 The maximum height of a building or structure is 60 feet from ground level
- 2 A 100-foot wide building setback shall be established from the shoreline of Town Lake Improvements permitted within this setback zone are those permitted by the City Code and include utility crossings, drainage and water quality improvements, and a hike and bike trail

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code

1 **PART 3.** This ordinance takes effect on _____, 2007

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4 **PASSED AND APPROVED**

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8 _____, 2007

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Will Wynn
Mayor

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13 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A Gentry
City Clerk