

March 22, 2007

#53PH

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4318 BULL CREEK ROAD FROM MULTIFAMILY
3 RESIDENCE MODERATE HIGH DENSITY (MF 4) DISTRICT TO
4 MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY
5 (MF-6-CO) COMBINING DISTRICT
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN
8

9 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from multifamily residence moderate high density (MF-4) district
11 to multifamily residence highest density conditional overlay (MF-6 CO) combining district
12 on the property described in Zoning Case No C14 06-0200, on file at the Neighborhood
13 Planning and Zoning Department, as follows
14

15 Lot 2 Georgetowne Square Subdivision a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 35, Page 23 of
17 the Plat Records of Travis County, Texas (the Property”),
18

19 locally known as 4318 Bull Creek Road, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit “A”
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22 **PART 2** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions
24

- 25 A A site plan or building permit for the Property may not be approved released
26 or issued if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2 000 trips per day
29
- 30 B Upon redevelopment, vehicular access from the Property to 44th Street is
31 prohibited, except for emergency vehicle use All vehicular access to the
32 Property shall be from other adjacent public streets or through other adjacent
33 properties
34
- 35 C The maximum height of a building or structure is 60 feet from ground level
36
- 37 D A 25-foot building setback shall be established from Bull Creek Road

1
2 E The maximum floor-to-area (FAR) ratio is 2.25 to 1.0

3
4 F The maximum density on the Property is 80 dwelling units

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6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the multifamily residence highest
8 density (MF-6) base district and other applicable requirements of the City Code

9
10 **PART 3** This ordinance takes effect on _____, 2007

11
12
13 **PASSED AND APPROVED**

14
15 §
16 §
17 _____ 2007 § _____
18 Will Wynn
19 Mayor

20
21
22 **APPROVED** _____ **ATTEST** _____
23 David Allan Smith Shirley A. Gentry
24 City Attorney City Clerk

