

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2206-2210 THORNTON ROAD FROM URBAN
3 FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-CO) COMBINING
4 DISTRICT TO SINGLE FAMILY RESIDENCE CONDOMINIUMS-
5 CONDITIONAL OVERLAY (SF-4B-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 urban family residence-conditional overlay (SF-5-CO)
11 combining district to single family residence condominiums-conditional overlay (SF-4B-
12 CO) combining district on the property described in Zoning Case No. C14-06-0220, on file
13 at the Neighborhood Planning and Zoning Department, as follows:
14

15 Lots 18 and 19, Block 2, Fredericksburg Road Acres Subdivision, a subdivision in
16 the City of Austin, Travis County, Texas, more particularly described in Document
17 No. 2006078442, of the Official Public Records of Travis County, Texas (the
18 "Property"),
19

20 locally known as 2206-2210 Thornton Road, in the City of Austin, Travis County, Texas,
21 and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. The maximum impervious cover on the Property is 50 percent.
27
28 B. Section 25-6-478 (*Reduced Parking in Certain Geographic Areas*) does not
29 apply to the Property.
30

31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the single family residence
33 condominiums (SF-4B) base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2007.
2
3

4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2007 § _____
9

10 Will Wynn
11 Mayor

12
13 **APPROVED:** _____ **ATTEST:** _____
14

15 David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

