

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1015 WEST WILLIAM CANNON DRIVE FROM**
3 **MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY**
4 **(MF-1-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW**
5 **DENSITY-CONDITIONAL OVERLAY (MF-2-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 limited density-conditional overlay
11 (MF-1-CO) combining district to multifamily residence low density-conditional overlay
12 (MF-2-CO) combining district on the property described in Zoning Case No. C14-2007-
13 0038.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

14
15 Lot 1B, Southwest Mediplex Resubdivision of Lot 1 Subdivision, a subdivision in
16 the City of Austin, Travis County, Texas, according to the map or plat of record in
17 Plat Book 72, Page 62, of the Plat Records of Travis County, Texas (the
18 "Property"),

19
20 locally known as 1015 West William Cannon Drive, in the City of Austin, Travis County,
21 Texas, 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 1. A building or structure or portion of a building or structure may not exceed a height of
27 22 feet from ground level.
- 28
29 2. The following uses are prohibited uses of the Property:
- | | | |
|----|--------------------------------|-------------------------------|
| 30 | Club or lodge | Community recreation (public) |
| 31 | Community recreation (private) | |
- 32
33
- 34 3. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 0.17852
35 to 1.
- 36
37 4. Development of the property may not exceed 103 dwelling units.

1
2 5. Development of the property may not exceed 17.85 dwelling units per acre.
3

4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the multifamily residence low
6 density (MF-2) base district and other applicable requirements of the City Code.
7

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

11
12 **PASSED AND APPROVED**

13
14 §
15 §
16 _____, 2007 § _____
17 Will Wynn
18 Mayor
19

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

