

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

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

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

locally known as 2206-2210 Thornton Road, in the City of Austin, Travis County, Texas, and 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. The maximum impervious cover on the Property is 50 percent.
- B. The maximum number of dwelling units is 14 units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence condominium (SF-4B) base district and other applicable requirements of the City Code.

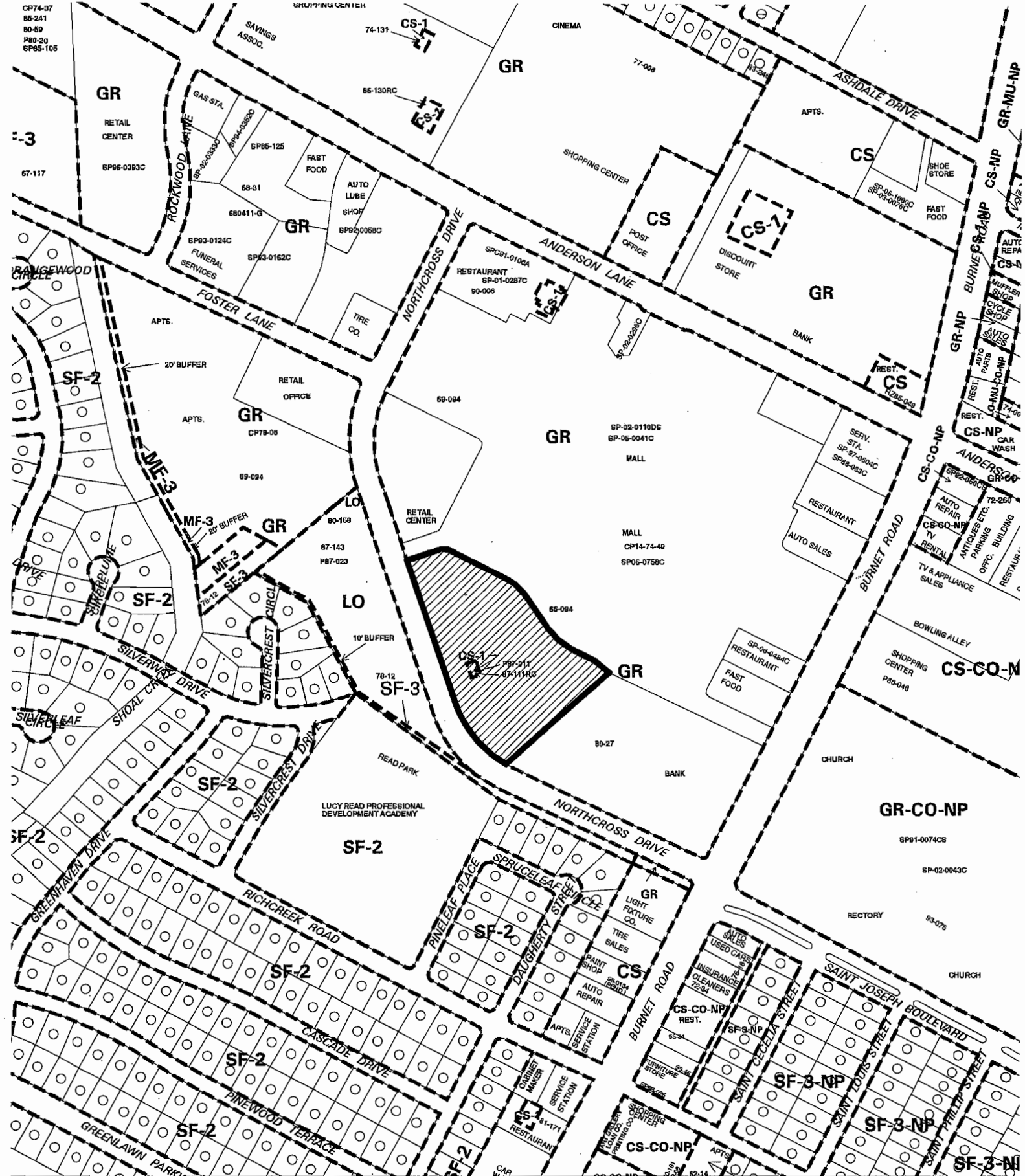
1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
3




4  
5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2007 § \_\_\_\_\_  
10

11 Will Wynn  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 David Allan Smith Shirley A. Gentry  
16 City Attorney City Clerk



SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: J. ROUSSELIN

 $1'' = 400'$ 

## ZONING

**CASE #: C14-07-0020**

ADDRESS: 7685 NORTHCROSS DR

**SUBJECT AREA (acres): 2.900**

DATE: 07-02

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

J29