

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4700 CITY PARK ROAD, NORTH OF THE
3 INTERSECTION OF CITY PARK ROAD AND WESTMINSTER GLEN AVENUE,
4 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY
5 RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING
6 DISTRICT.

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

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from development reserve (DR) district to single family residence
12 large lot-conditional overlay (SF-1-CO) combining district on the property described in
13 Zoning Case No. C14-2007-0014, on file at the Neighborhood Planning and Zoning
14 Department, as follows:

15
16 A 167.499 acre tract of land, more or less, out of the James P. Cole Survey 542,
17 Abstract 165, Travis County, the tract of land being more particularly described by
18 metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
19

20 locally known as 4700 City Park Road, north of the intersection of City Park Road and
21 Westminster Glen Avenue, in the City of Austin, Travis County, Texas, and generally
22 identified in the map attached as Exhibit "B".
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

- 27 A. Development of the Property may not exceed 76 single family residential units.
28
29 B. The minimum lot size area is one acre.
30
31 C. A 20-foot minimum rear yard setback shall be established for development
32 along the west property line that abuts the adjacent lots fronting Westminster
33 Glen Avenue.
34
35 D. The maximum density of the portion of the Property within the Water Supply
36 Rural Watershed may not exceed one residential unit for each two acres of net
37 site area.

1
2 E. Development of the portion of the Property within the Water Supply Suburban
3 Watershed may not exceed 30 percent impervious cover.

4
5 F. A site plan or building permit for the Property may not be approved, released,
6 or issued, if the completed development or uses of the Property, considered
7 cumulatively with all existing or previously authorized development and uses,
8 generate traffic that exceeds 2,000 trips per day.
9

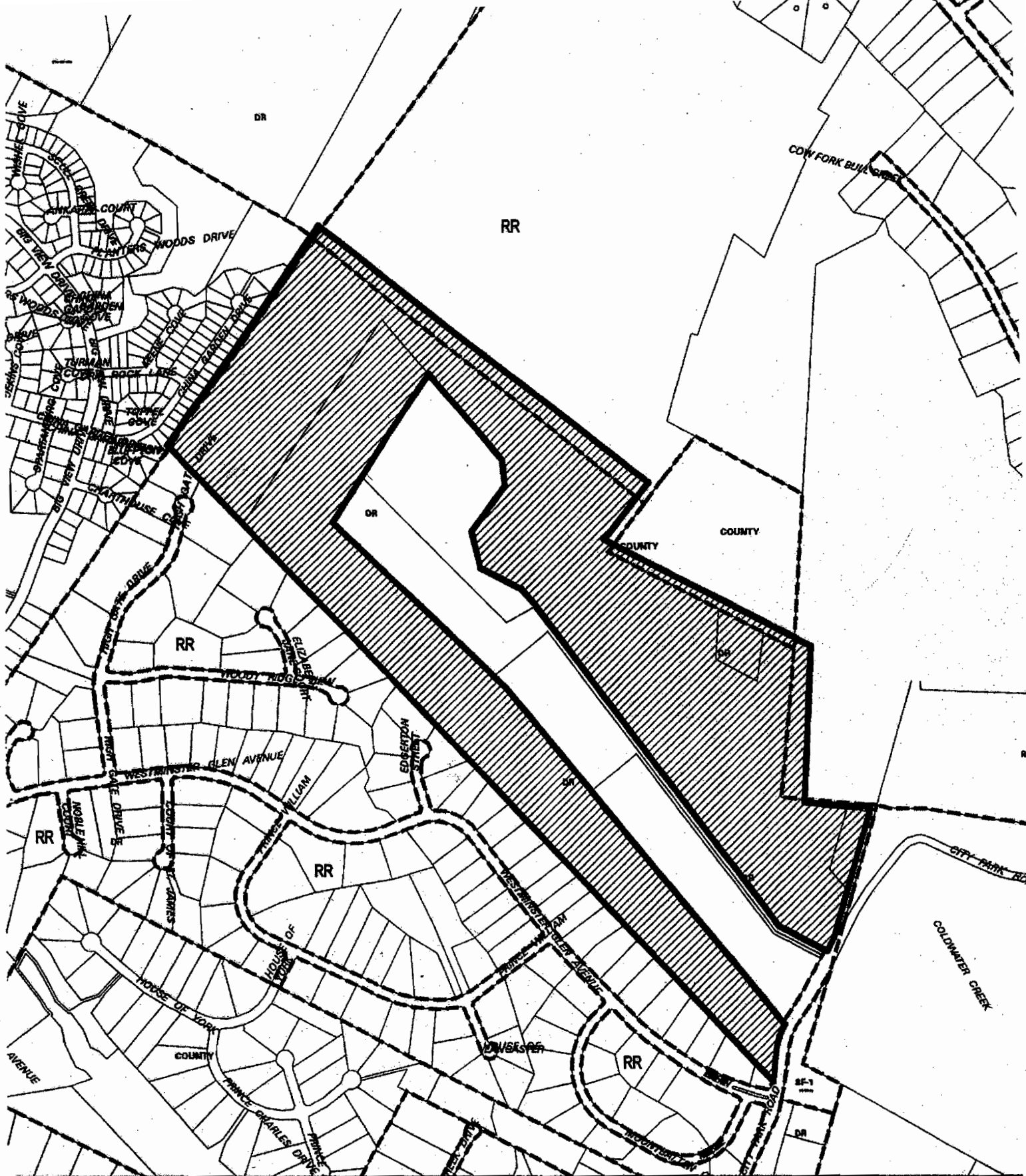
10 Except as specifically restricted under this ordinance, the Property may be developed and
11 used in accordance with the regulations established for the single family residence large lot
12 (SF-1) base district and other applicable requirements of the City Code.
13

14 **PART 3.** This ordinance takes effect on _____, 2007.
15
16

17 **PASSED AND APPROVED**

18
19 §
20 §
21 _____, 2007 § _____
22 Will Wynn
23 Mayor
24
25

26 **APPROVED:** _____ **ATTEST:** _____
27 David Allan Smith Shirley A. Gentry
28 City Attorney City Clerk



 1" = 800'	SUBJECT TRACT 	ZONING CASE #: C14-2007-0014 ADDRESS: 4700 City Park Road; North of the intersection of City Park Road and Westminister Glen Avenue SUBJECT AREA (acres): 167.499		CITY GRID REFERENCE NUMBER D31
	PENDING CASE 			
	ZONING BOUNDARY 	DATE: 07-03 INTLS: SM		
	CASE MGR: J. ROUSSELIN			