ORDINANCE NO

AN ORDINANCE AMENDING ORDINANCE NO 20070809-056, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON TRACTS 220 AND 220A LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS

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

PART 1 Ordinance No 20070809-056 is amended to include the property identified in this Part in the University Hills neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning districts on a tract of land described in File C14-2007-0006 01, as follows

Tract 220 and 220A 5301 Loyola Ln and, 976' x 367' portion of 5301 Loyola Ln,

(the "Property" as shown on Exhibit "A", the Tract Map),

generally known as the University Hills neighbörhood plan combining district, locally known as the area bounded by US Highways 290 and 183 on the north, US Highway 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (the Zoning Map)

Except as otherwise provided in this ordinance, the existing base zoning districts and conditions of the neighborhood plan remain in effect

PART 2 The base zoning districts for Tracts 220 and 220A are changed from family residence (SF-3) district and limited industrial service (LI) district to family residenceneighborhood plan (SF-3-NP) combining district and community commercial-mixed useneighborhood plan (GR-MU-NP) combining district, as more particularly described and identified in the chart below

Draft 10/10/2007

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Tract	Address	From	То
220	5301 Loyola Ln	SF 3 LI	SF 3 NP
220A	976 x 367 portion of 5301 Loyola Ln	SF 3 LI	GR MU NP

PART 3 Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code

PART 4 Tract 220 may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code

PART 5 The Property is subject to Ordinance No 20070809-056 that established the University Hills neighborhood plan combining district

