

ORDINANCE NO. 20071101-055

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5001 SUNSET TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-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 single family residence standard lot (SF-2) district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2007-0165, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block B, Flournoy Acres Section 4 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 8, Page 168, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5001 Sunset Acres, 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 12, 2007.

PASSED AND APPROVED

November 1, 2007 §
 §
 § Will Wynn
 Will Wynn
 Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Gentry
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



Subject Tract

Zoning Boundary

Pending Cases

ZONING EXHIBIT A

CASE#: C14-2007-0165
 ADDRESS: 5001 SUNSET TRAIL
 SUBJECT AREA: 0.744 ACRES
 GRID: F19
 OPERATOR: W. RHOADES



1" = 400'

OPERATOR: S. MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.