

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5701-5725 DIEHL TRAIL FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 general office-mixed use-conditional overlay (GO-MU-CO) combining district to multifamily residence moderate high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2007-0211, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Milwood Section 19 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Pages 55A-55B of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5701-5725 Diehl Trail, 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. 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 2,260 trips per day.
- B. The maximum density on the Property is 18 dwelling units per acre.
- C. A 25-foot wide vegetative buffer shall be provided and maintained along the property lines that run adjacent to the existing single family residential uses to the north, west, and east of the Property. Improvements permitted within the buffer zone are limited to fencing, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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2 D. Trees provided and maintained for screening within the vegetative buffer shall
3 have a minimum height of 12 feet and shall be planted along the north, west,
4 and east property lines, adjacent to a seven foot high solid fence. The fence
5 shall be constructed so that it lies between the trees and the interior of the
6 Property.
7

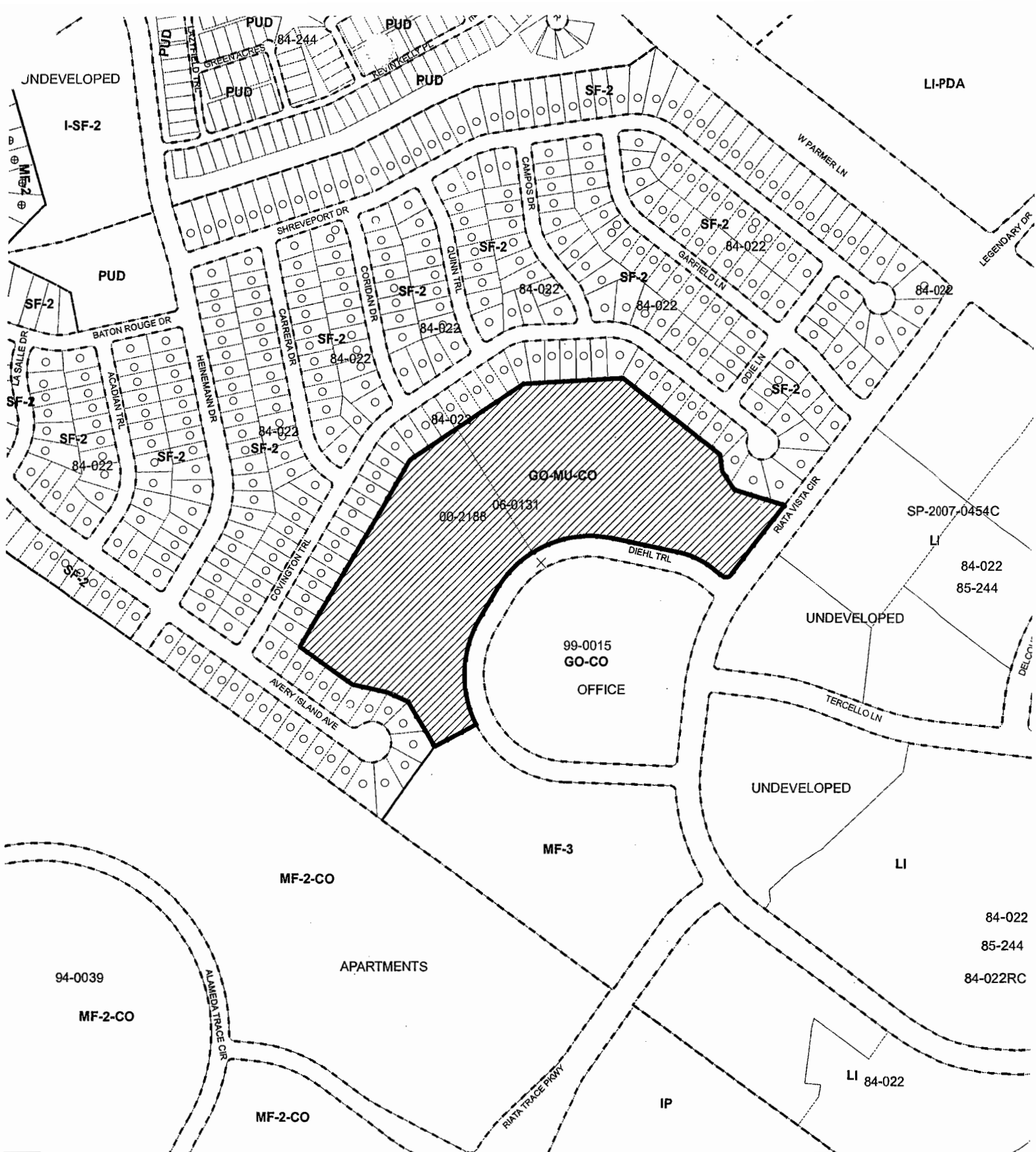
8 Except as specifically restricted under this ordinance, the Property may be developed and
9 used in accordance with the regulations established for the multifamily residence moderate
10 high density (MF-4) base district, and other applicable requirements of the City Code.
11

12 **PART 3.** This ordinance takes effect on _____, 2008.
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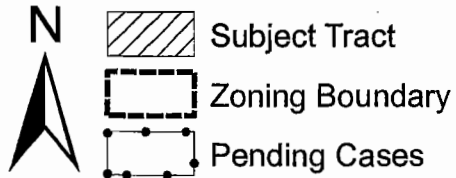
15 **PASSED AND APPROVED**
16

17 §
18 §
19 _____, 2008 § _____
20 Will Wynn
21 Mayor
22
23

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



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0211
ADDRESS: 5701-5725 DIEHL TRL
SUBJECT AREA: 17.078 ACRES
GRID: J36
MANAGER: S. SIRWAITIS



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.