

ORDINANCE NO. 20080306-057

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 501 EAST OLTORF STREET IN THE ST EDWARD'S NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) 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 multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district. on the property described in Zoning Case No. C14-2007-0202, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 2, DM Bryant Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 9, Page 58, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 501 East Oltorf Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

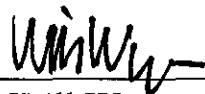
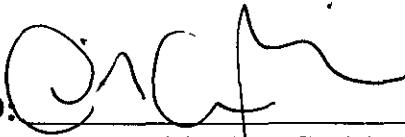
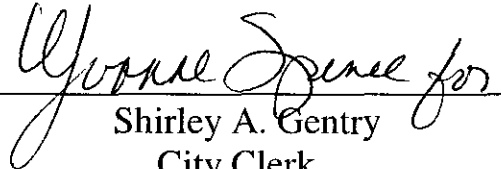
- A. Except as provided in Section B of this part, the maximum height is 40 feet from ground level.
- B. For no more than 35 percent of the site, the height may exceed 40 feet up to a maximum 60 feet from ground level.

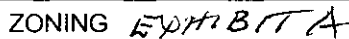
- C. The maximum impervious cover is 65 percent.
- D. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- E. A detention pond shall be provided and designed so that the stormwater discharge flows will not exceed runoff on the site in its undeveloped state with 0 percent impervious cover.




PART 4. The Property is subject to Ordinance No. 20050929-Z002 that established the St. Edward's neighborhood plan combining district.

PART 5. This ordinance takes effect on March 17, 2008.

PASSED AND APPROVED

_____ March 6, 2008	§ § §	_____  Will Wynn Mayor
APPROVED: _____  David Allan Smith City Attorney	ATTEST: _____  Shirley A. Gentry City Clerk	



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0202
ADDRESS 501 E OLTORF ST
SUBJECT AREA 4.00 ACRES
GRID H19
MANAGER R. LEVINSKI



OPERATOR S MEEKS

$$1'' = 400'$$

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