

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 3215 EXPOSITION BOULEVARD AND CHANGING
3 THE ZONING MAP FROM UNZONED (UNZ) TO TOWNHOUSE AND
4 CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)
5 COMBINING DISTRICT ON PARCELS ONE AND TWO AND REZONING AND
6 CHANGING THE ZONING MAP FROM FAMILY RESIDENCE (SF-3) DISTRICT
7 TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL
8 OVERLAY (SF-6-CO) COMBINING DISTRICT FOR PARCEL THREE.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district and establish a zoning district on the property described in Zoning
14 Case No. C14-2007-0084, on file at the Neighborhood Zoning and Planning Department,
15 as follows:

16
17 Parcel One: From unzoned (UNZ) to townhouse and condominium residence-
18 conditional overlay (SF-6-CO) combining district.

19
20 A 1.082 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,
21 the tract of land being more particularly described by metes and bounds in Exhibit
22 "A" incorporated into this ordinance, Save and Except Parcel Three; and

23
24 Parcel Two: From (UNZ) to townhouse and condominium residence-conditional
25 overlay (SF-6-CO) combining district.

26
27 A 1.100 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,
28 the tract of land being more particularly described by metes and bounds in Exhibit
29 "B" incorporated in this ordinance; and

30
31 Parcel Three: From family residence (SF-3) district to townhouse and
32 condominium residence-conditional overlay (SF-6-CO) combining district.

33
34 A 0.0085 acre (370 square feet) tract of land, more or less, being a portion of
35 Parcel One described in this ordinance, the 0.0085 acre tract being more
36 particularly described by metes and bounds in Exhibit "C" incorporated in this
37 ordinance (the "Property"),

1
2 locally known as 3215 Exposition Boulevard, in the City of Austin, Travis County, Texas,
3 and generally identified in the map attached as Exhibit "D".
4

5 **PART 2.** The Property within the boundaries of the conditional overlay combining district
6 established by this ordinance is subject to the following conditions:
7

- 8 A. Development of the Property shall not exceed a density of 20 dwelling units.
9
10 B. Development of the Property shall not exceed a density of 9.17 dwelling units
11 per acre.
12
13 C. Beginning 75-feet from the property line along Exposition Boulevard the
14 following applies:
15
16 1. The maximum height of a building or structure may not exceed two
17 stories;
18
19 2. The maximum height of a building or structure may not exceed 32 feet;
20
21 3. Development shall comply with Subchapter F, Article 2, Section 2.7
22 (*Side Wall Articulation*) of the City Code, along the western façade of a
23 building.
24
25 4. A condominium residential use is prohibited.
26
27 D. A fence is prohibited along the property line adjacent to Exposition Boulevard.
28
29 E. A 25-foot wide vegetative buffer shall be provided beginning at the eastern
30 edge of the sidewalk along Exposition Boulevard.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the townhouse and condominium
34 residence (SF-6) base district and other applicable requirements of the City Code.
35
36
37
38
39
40

1
2
3 **PART 3.** This ordinance takes effect on _____, 2008.
4

5
6 **PASSED AND APPROVED**
7

8
9
10 _____, 2008

§
§
§

Will Wynn
Mayor

11
12
13
14
15 **APPROVED:** _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk