

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 13405 LYNTHURST STREET AND CHANGING THE  
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO  
4 TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY  
5 (SF-6-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim rural residence (I-RR) district to townhouse and  
11 condominium residence-conditional overlay (SF-6-CO) combining district on the property  
12 described in Zoning Case No. C14-2008-0077, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:  
14

15 Lot 1, Block A, Amended Plat of Lot A, Forest North Estates Phase IV-C  
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according  
17 to the map or plat of record in Document No. 1996063407, of the Official Public  
18 Records of Williamson County, Texas (the "Property"),  
19

20 locally known as 13405 Lyndhurst Street, in the City of Austin, Williamson County,  
21 Texas, and generally identified in the map attached as Exhibit "A".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

- 26 A. The maximum number of dwelling units is 30.  
27  
28 B. The maximum number of dwelling units is 9.52 per acre.  
29  
30 C. A 15-foot wide vegetative buffer shall be established and maintained along the south  
31 property line to provide screening of the Property from the residential uses to the  
32 south. Improvements permitted within the buffer zone are limited to drainage,  
33 underground utility improvements or those improvements that may be otherwise  
34 required by the City of Austin or specifically authorized in this ordinance.  
35  
36 D. Special use historic use and urban farm use are prohibited uses of the Property.  
37

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the townhouse and condominium  
3 (SF-6) base district, and other applicable requirements of the City Code.  
4

5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
6

7  
8 **PASSED AND APPROVED**  
9




10 §  
11 §  
12 \_\_\_\_\_, 2008 § \_\_\_\_\_  
13 Will Wynn  
14 Mayor  
15

16  
17 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
18 David Allan Smith Shirley A. Gentry  
19 City Attorney City Clerk



**ZONING EXHIBIT A**



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**ZONING CASE#:** C14-2008-0077  
**ADDRESS:** 13405 LYNDHURST ST  
**SUBJECT AREA:** 3.15 ACRES  
**GRID:** G39  
**MANAGER:** S. SIRWAITIS



**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.