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AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13405 LYNDHURST STREET AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 interim rural residence (I-RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2008-0077, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 13405 Lyndhurst Street, in the City of Austin, Williamson 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. The maximum number of dwelling units is 30.
- B. The maximum number of dwelling units is 9.52 per acre.
- C. A 15-foot wide vegetative buffer shall be established and maintained along the south property line to provide screening of the Property from the residential uses to the south. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- D. Special use historic use and urban farm use are prohibited uses of the Property.

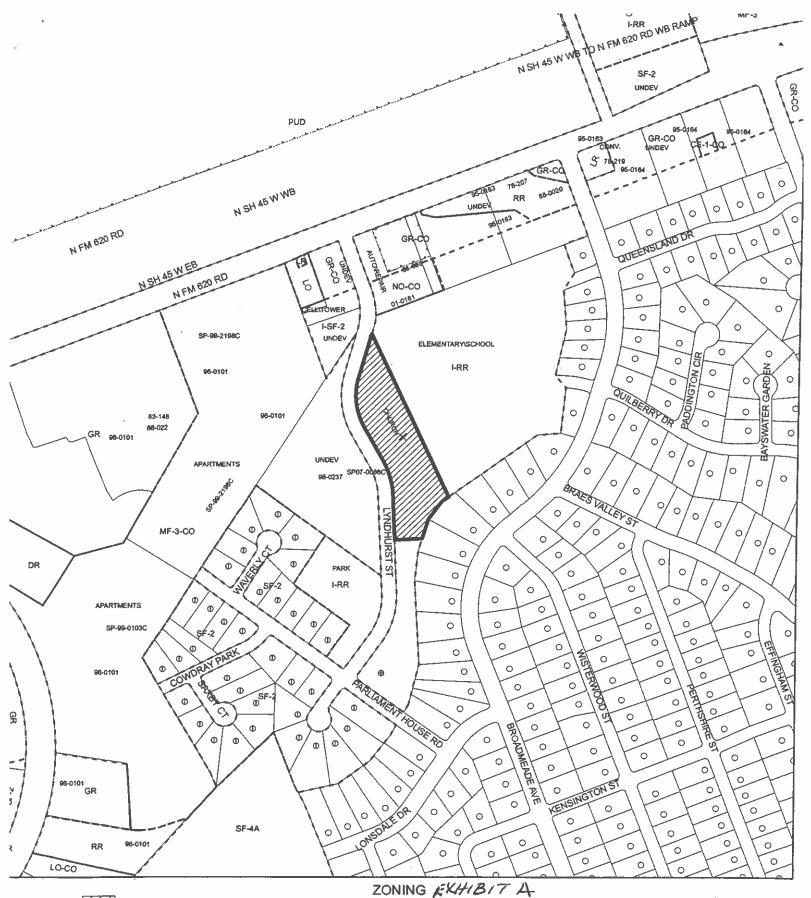
Draft: 6/10/2008

Except as specifically restricted under the used in accordance with the regulations (SF-6) base district, and other applicable	established fo	r the townhouse and cond	loped and lominium
PART 3. This ordinance takes effect on			
PASSED AND APPROVED			
. 2008	\$ \$		
, = 5	3	Will Wynn Mayor	
APPROVED:	_ ATTEST:		
City Attorney		Shirley A. Gentry City Clerk	

Draft: 6/10/2008

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COA Law Department





SUBJECT TRACT

ZONING BOUNDARY



ZONING CASE#: C14-2008-0077

ADDRESS: 13405 LYNDHURST ST

SUBJECTAREA: 3.15 ACRES

GRID: G39

MANAGER: S. SIRWAITIS

