

ORDINANCE NO. 20081211-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 4,968 ACRES OF LAND GENERALLY KNOWN AS THE EAST OAK HILL NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 52 TRACTS OF LAND.

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 add a neighborhood plan (NP) combining district to each base zoning district within the property, and to change the base zoning districts on 52 tracts of land within the property (the "Property") described in Zoning Case No. C14-2008-0129, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 4,968 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" (*the Tract Map*);

generally known as the East Oak Hill neighborhood plan combining district, locally known as the area bounded by Southwest Parkway on the north, the Barton Creek greenbelt on the northeast, Convict Hill Road and Loop 1 on the south, and West William Cannon Drive and Beckett Road on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 52 tracts of land are changed from interim rural residence (I-RR) district, development reserve (DR) district, interim single family residence standard lot (I-SF-2) district, single family residence standard lot (SF-2) district, and interim general office-conditional overlay (I-GO-CO) combining district, to interim rural residence-neighborhood plan (RR-NP) combining district, single family residence large lot-neighborhood plan (SF-1-NP) combining district, single family residence standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, multifamily residence limited density-neighborhood plan (MF-1-NP) combining district, limited office-neighborhood plan (LO-NP) combining

district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district, general commercial services-conditional overlay- neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, and public-neighborhood plan (P-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
201	311684	6539 W U S HY 290 (.781 AC OF LOT 3 BECKETT G K ESTATE)	SF-2	GR-CO-NP
202	311495	6145 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR .73)	DR	LO-NP
	311494	6133 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .042)	DR	LO-NP
203	311506	6038 OLD FREDERICKSBRG RD (ABS 2 SUR 17 ANDERSON T ACR 1.703)	DR	P-NP
	311507	OLD FREDERICKSBRG RD (LOT 1 LEMENS SUBD ABS 2 SUR 17 ANDERSON T ACR 1.616 *1.994AC TOTAL)	DR	P-NP
204	372109	5243 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 11.01)	DR	GR-MU-NP
	372108	5251 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.965)	DR	GR-MU-NP
	372107	5303 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 2.585)	DR	GR-MU-NP
205	308542	5100 ROADRUNNER LN (.104A APPROX OF LOT 3 * & .288A APPROX OF LOT 4 * & ALL OF LOT 5-15 CHAPARRAL VILLAGE)	SF-2	CS-CO-MU-NP
206	359396	5208 W U S HY 290 (5206 & 5206 1/2) (IMPS ONLY ON LOT A OSWALD SUBD)	SF-2	CS-CO-NP
	308545	5208 W U S HY 290 (LOT A OSWALD SUBD)	SF-2	CS-CO-NP
207	308554	BOSTON LN (ABS 769 SUR 4 TRAMMELL J ACR 2.0)	DR	RR-NP
208	308551	5256 W U S HY 290 (LOT 1 KING SIZE STORAGE ADDN)	DR	CS-CO-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
208a	308550	5258 W U S HY 290 (LOT 2 KING SIZE STORAGE ADDN)	DR	CS-CO-NP
209	310512	5340 W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.34)	DR	GR-NP
209a	310501	5350 W U S HY 290 (E25FT OF LOT 1 BUAAS & GAGE SUBD ABS 2 SUR 17 ACR 1.003 ANDERSON T)	DR	GR-NP
210	310518	5341 INDUSTRIAL OAKS BLVD (LOT 1-C * RESUB OF LOT 1-A BLK A OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
	310514	5424 W U S HY 290 (LOT 1-B * RESUB OF LOT 1A BLK A * LESS S .038AC OAK HILL INDUSTRIAL PARK SEC 2)	DR	GR-NP
211	553377	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR 5.3150)	DR	GR-CO-NP
	553376	5526 W US HY 290 (ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP
211	557565, 557566, 557567, 557568, 557569, 557571	5526 W U S HY 290 (IMPS ONLY ON ABS 2 SUR 17 ANDERSON T ACR 14.441)	DR	GR-CO-NP
	553380	W U S HY 290 (LOT 10-A *LESS S103FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	553379	W U S HY 290 (T 10-B *LESS S99FT AV OAK ACRES RESUB)	SF-2	GR-CO-NP
	553381	W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
	553381	5716 W U S HY 290 (LOT 14-16 *LESS S96.93FT OAK ACRES)	SF-2	GR-CO-NP
212	308732	5838 W U S HY 290 (LOT 1 INTERFIRST SUBD)	DR	GR-CO-NP
	308701	5910 W U S HY 290 (LOT 1 * LESS .067AC MCCROCKLIN SUBD)	DR	GR-CO-NP
213	308587	5612 S OAK BLVD (LOT 27 OAK ACRES)	DR	SF-3-NP
	308588	5608 S OAK BLVD (LOT 26 OAK ACRES)	DR	SF-3-NP
214	308724	5634 W OAK BLVD (LOT 33B OAK ACRES RESUB)	DR	SF-2-NP
	308727	5624 W OAK BLVD (LOT 30 OAK ACRES)	DR	SF-2-NP
	308725	5632 W OAK BLVD (LOT 32 OAK ACRES)	DR	SF-2-NP
	308726	5626 W OAK BLVD (LOT 31 OAK ACRES)	DR	SF-2-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
215	308666	6204 OAKCLAIRE DR (LOT 1A * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
	308667	6218 OAKCLAIRE DR (LOT 1B * 1ST RESUB OF LOT 1 OAK PARK SUBD SEC 4)	DR	GR-NP
216	308624 and 359407	6154 W U S HY 290 (308624: LOT 3 OAK PARK SUBD SEC 4; 359407: IMPROVEMENT ONLY ON LOT 3 OAK PARK SUBD SEC 4)	DR	GR-CO-NP
217	308626	6214 W U S HY 290 (LOT A OAK PARK SUBD SEC 5)	DR	GR-CO-NP
218	308743	PATTON RANCH RD (LOT 16-18 BLK 1 OAK HILL TOWN OF ABS 2 SUR 17 ANDERSON T ACR 2.331 TOTAL 13.734A)	DR	P-NP
219	310576	5613 PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 1.00 (HOMESTEAD)) ACREAGE SHOWN ON TCAD PLAT MAP: 30.00 AC, 14.43 AC, 5.00 AC, 6.68 AC)	DR	MF-1-NP
220	310577	PATTON RANCH RD (ABS 2 SUR 17 ANDERSON T ACR 90.64 (1-D-1)), SUBTRACT 56.11 AC	DR	LR-MU-NP
222	508879	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 2.495)	DR	P-NP
	310584	SOUTHWEST PKWY (ABS 769 SUR 4 TRAMMELL J ACR 10.552)	DR	P-NP
223	473401	4351 FOSTER RANCH RD (LOT 29 BLK B LESS 14.050AC REGENTS SEC 1 (1-D-1W))	I-GO-CO	GO-CO-NP
	494781	4351 FOSTER RANCH RD (14.050AC OF LOT 29 BLK B REGENTS SEC 1)	I-GO-CO	GO-CO-NP
224	473409	FOSTER RANCH RD (ABS 803 SUR 69 WALLACE W S ACR 18.524 (1-D-1W))	I-RR	GO-CO-NP
225	494802	TRAVIS COUNTRY CIR (LOT 33 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494801	6001 CERVINUS RUN (LOT 13 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494799	6021 CERVINUS RUN (LOT 15 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494849	4009 VIVAS LN (LOT 21 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494800	CERVINUS RUN (LOT 14 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494840	4000 VIVAS LN (LOT 30 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494850	3505 TRAVIS COUNTRY CIR (LOT 20 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494845	4029 VIVAS LN (LOT 25 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494839	6017 PIRUN CT (LOT 31 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494796	6012 CERVINUS RUN (LOT 18 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494842	4020 VIVAS LN (LOT 28 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494841	4008 VIVAS LN (LOT 29 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494843	4028 VIVAS LN (LOT 27 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494798	6025 CERVINUS RUN (LOT 16 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494838	6021 PIRUN CT (LOT 32 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494851	6008 CERVINUS RUN (LOT 19 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494797	6020 CERVINUS RUN (LOT 17 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494844	4032 VIVAS LN (LOT 26 BLK A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
226	494836	5909 PIRUN CT (LOT 2 BLK C * LESS .093AC REGENTS SEC 2 AMENDED)	I-RR	SF-1-NP
	494837	6020 PIRUN CT (LOT 1 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494834	3601 TRAVIS COUNTRY CIR (LOT 4 BLK C * LESS .137A REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494835	3601 TRAVIS COUNTRY CIR (LOT 3 BLK C REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
227	494860	3604 TRAVIS COUNTRY CIR (LOT 13 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494859	3600 TRAVIS COUNTRY CIR (T 12 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
228	494852	3500 TRAVIS COUNTRY CIR (LOT 10 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494853	3504 TRAVIS COUNTRY CIR (LOT 11 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
229	494787	3420 TRAVIS COUNTRY CIR (LOT 9 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494786	3416 TRAVIS COUNTRY CIR (LOT 8 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494785	3412 TRAVIS COUNTRY CIR (LOT 6 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494784	3408 TRAVIS COUNTRY CIR (LOT 7 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
230	494777	3816 TRAVIS COUNTRY CIR (LOT 19 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494778	3820 TRAVIS COUNTRY CIR (LOT 20 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
231	494830	3804 TRAVIS COUNTRY CIR (LOT 18 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
232	494828	TRAVIS COUNTRY CIR (T 16 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494829	3708 TRAVIS COUNTRY CIR (LOT 17 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
233	494862	3620 TRAVIS COUNTRY CIR (LOT 15 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
234	494856	5901 QUERNUS CV (LOT 3 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494857	5900 QUERNUS CV (LOT 4 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494858	5904 QUERNUS CV (T 5 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494855	5905 QUERNUS CV (T 2 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494854	5909 QUERNUS CV (T 1 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
235	494780	5812 VIA DR (LOT 22 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494779	5808 VIA DR (LOT 21 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
236	494788	5820 VIA DR (LOT 23 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494789	5824 VIA DR (LOT 24 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
237	494770	5821 VIA DR (T 26 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494790	5825 VIA DR (LOT 25 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
238	494772	5809 VIA DR (LOT 28 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	494771	5813 VIA DR (T 27 BLK B REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
239	494773	TRAVIS COUNTRY CIR (T 7 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494775	TRAVIS COUNTRY CIR (LOT 5 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494832	3801 TRAVIS COUNTRY CIR (LOT 2 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494833	3713 TRAVIS COUNTRY CIR (T 1 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494776	3809 TRAVIS COUNTRY CIR (LOT 4 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494831	TRAVIS COUNTRY CIR (LOT 3 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
	494774	3901 TRAVIS COUNTRY CIR (LOT 6 BLK D REGENTS SEC 2 AMENDED PLAT OF)	I-RR	SF-1-NP
240	304565	4806 TRAIL WEST DR (LOT 60 BLK 6 TRAILWOOD VILLAGE TWO AT TRAVIS COUNTRY)	DR	P-NP
241	304340 thru 304383	4404 TRAVIS COUNTRY CIR (THE WOODS OF TRAVIS COUNTRY CONDOMINIUMS AMENDED)	DR	SF-6-NP
242	306244	CANYONWOOD DR (LOT 21 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY)	DR	SF-2-NP
243	306259	TRAIL WEST DR (LOT 22 BLK 8 TRAILWOOD VILLAGE ONE AT TRAVIS COUNTRY)	DR	RR-NP
244	532023	6804 ROBERT DIXON DR (T 2 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532022	6800 ROBERT DIXON DR (LOT 1 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532025	6904 ROBERT DIXON DR (LOT 4 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532024	6900 ROBERT DIXON DR (LOT 3 BLK A WESTERN OAKS III-C)	I-SF-2	SF-2-NP
245	532047	5113 JACOBS CREEK CT (LOT 11 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532055	5116 JACOBS CREEK CT (LOT 3 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532049	5105 JACOBS CREEK CT (LOT 9 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532056	5120 JACOBS CREEK CT (LOT 2 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532048	5109 JACOBS CREEK CT (LOT 10 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP

Tract #	TCAD Property ID #	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION	From	To
	532044	5125 JACOBS CREEK CT (LOT 14 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532052	5104 JACOBS CREEK CT (LOT 6 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532051	5100 JACOBS CREEK CT (LOT 7 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532054	5112 JACOBS CREEK CT (T 4 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532053	5108 JACOBS CREEK CT (LOT 5 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532045	5121 JACOBS CREEK CT (LOT 13 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532057	5124 JACOBS CREEK CT (LOT 1 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532050	5101 JACOBS CREEK CT (LOT 8 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
	532046	5117 JACOBS CREEK CT (LOT 12 BLK B WESTERN OAKS III-C)	I-SF-2	SF-2-NP
246	553392	OAK BLVD (ABS 2 SUR 17 ANDERSON T ACR 2.06)	DR	SF-2-NP
247	308600	W 5623 U S HY 290 (LOT 1 * LESS .178AC ROSSEN & RAINWATER)	SF-2	GR-NP
248	372103	W U S HY 290 (ABS 2 SUR 17 ANDERSON T ACR .046)	DR	GR-NP
249	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
250	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP
251	311562	OLD FREDERICKSBRG RD (LOT 1-10 * & LOT 12-16 BLK A LOT 1-12 BLK B ALEXANDER OAKS)	SF-2	SF-3-NP

PART 3. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

- B. Mobile food establishment requirements apply as set forth in Section 25-2-1406 and Section 25-2-812 (N) of the Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following uses are prohibited uses within the Critical Water Quality Zone, the Water Quality Transition Zone, and the Critical Environmental Feature buffer or the 100-year floodplain portions of Tracts 201, 211, 212, 216, and 217:

Automotive repair services
Exterminating services

Custom manufacturing
Service station

- B. The following uses are prohibited uses of Tracts 205, 206, 208, and 208a:

Laundry services

Maintenance and service facilities

- C. The following applies to Tract 223:

- 1) The use of the property is limited to private educational facilities and all constitutionally protected uses.
- 2) A 100-foot building setback is required from the south property line of Lot 29, Block B, Regents Subdivision ("Lot 29") for all new structures.
- 3) No permanent bleachers are allowed within the 100-foot setback from the south property line of Lot 29.
- 4) No temporary bleachers are allowed within 50-feet of the south property line of Lot 29.

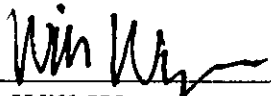
- D. The following applies to Tract 224:

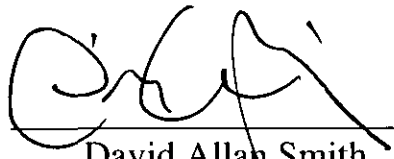
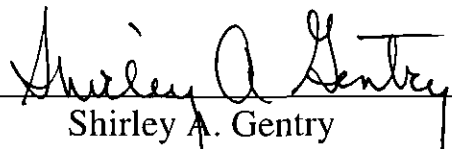
The use of the property is limited to private educational facilities and all constitutionally protected uses.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on December 22, 2008.

PASSED AND APPROVED

December 11, 2008 §
§
§ 
Will Wynn
Mayor

APPROVED:  **ATTEST:** 
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



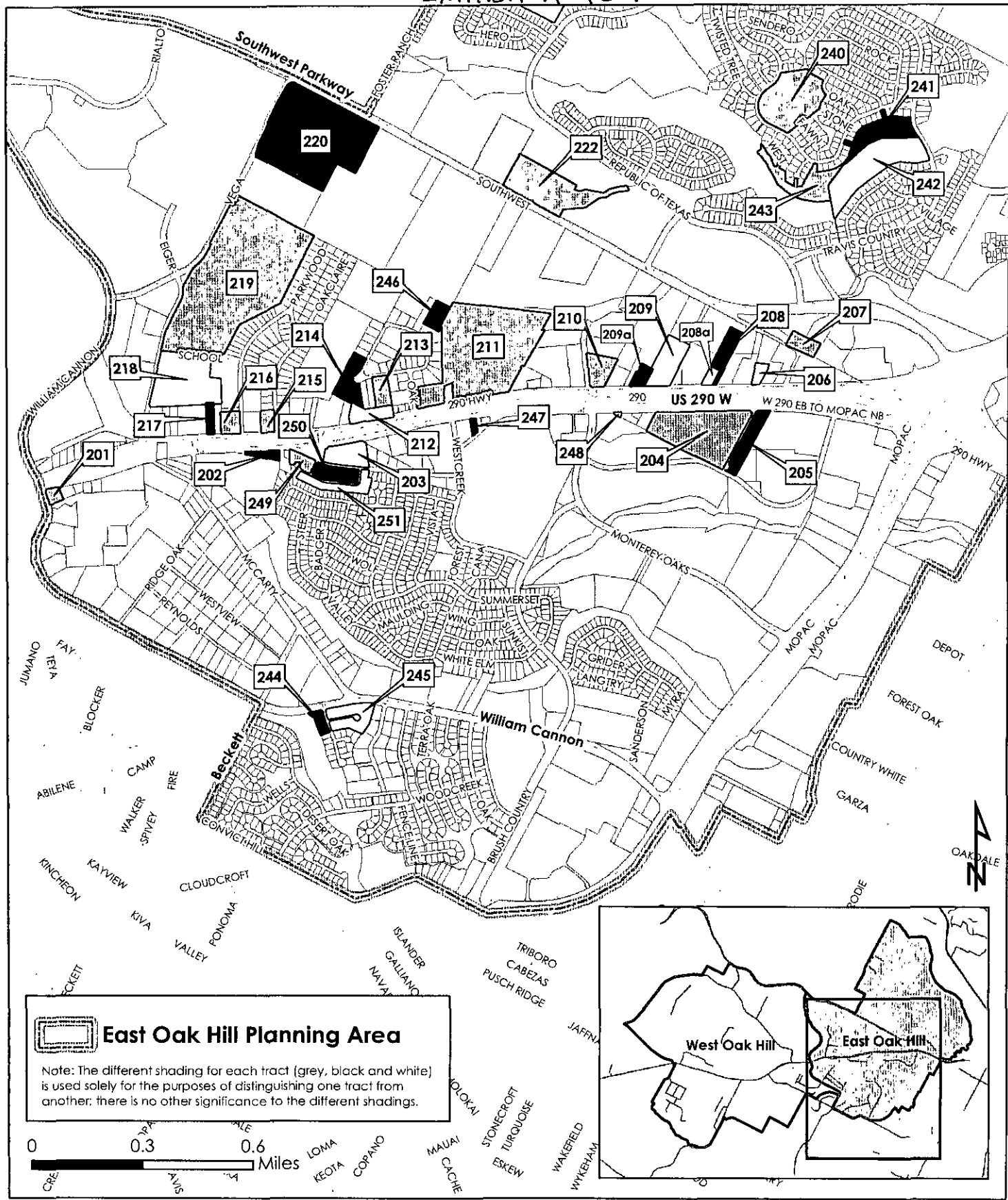
Oak Hill Combined Neighborhood Plan

Tract Map for Rezoning - East Oak Hill

EXHIBIT A - PG 1

City of Austin NPZD

Case # C14-2008-0129

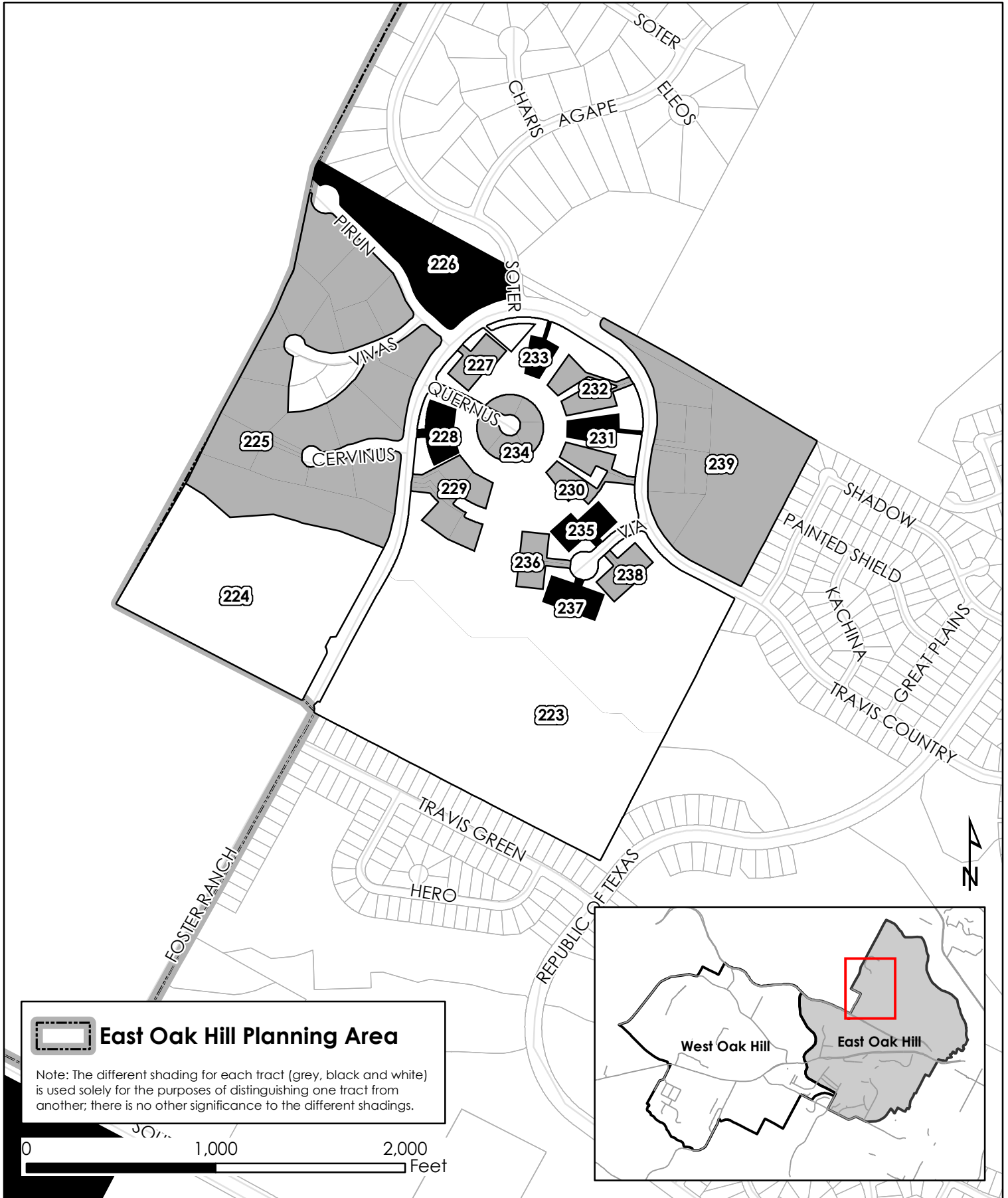


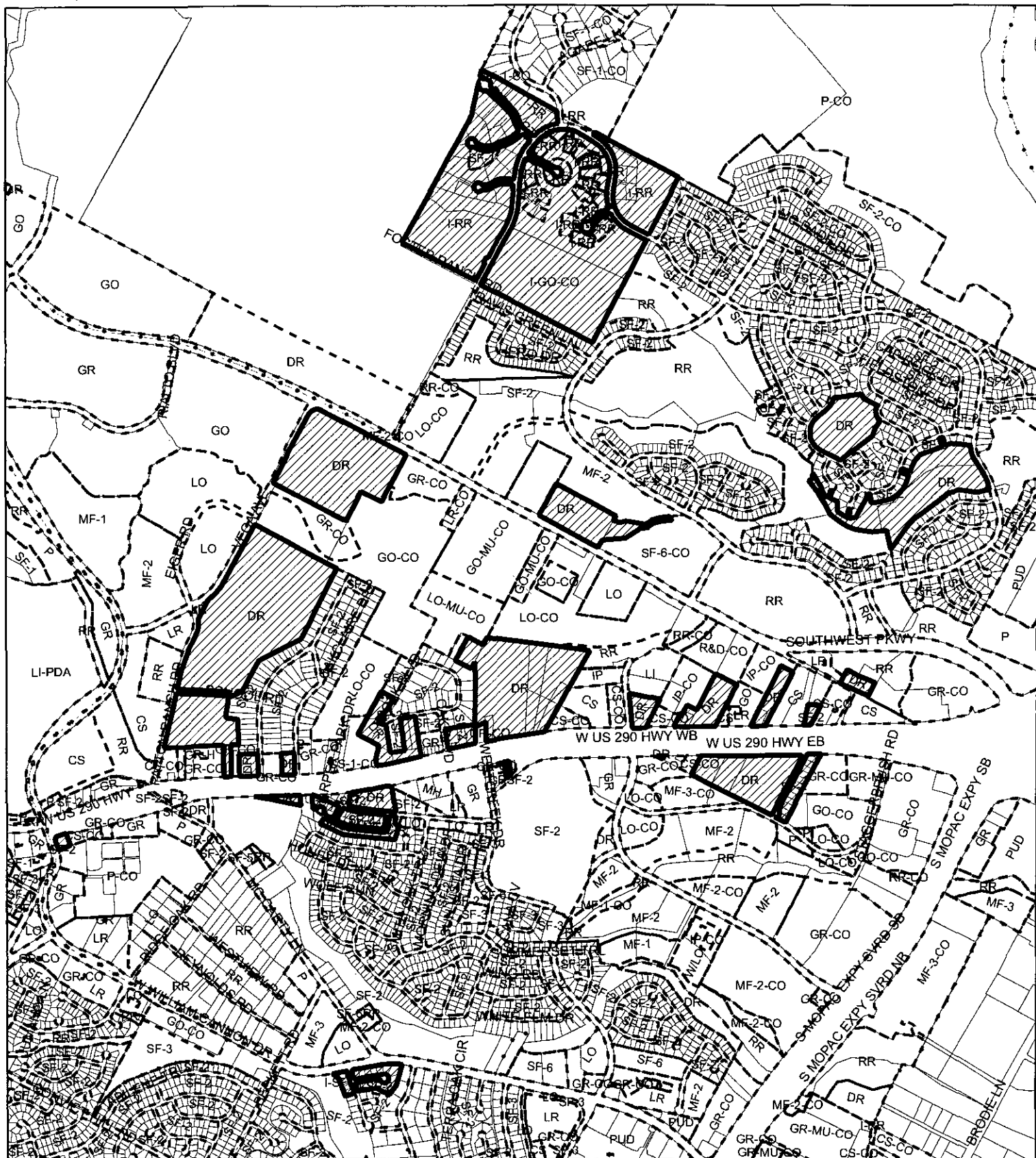


Oak Hill Combined Neighborhood Plan

Tract Map for Rezoning - East Oak Hill

City of Austin NPZD
Case # C14-2008-0129





ZONING EXHIBIT B pg 1 of 2



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

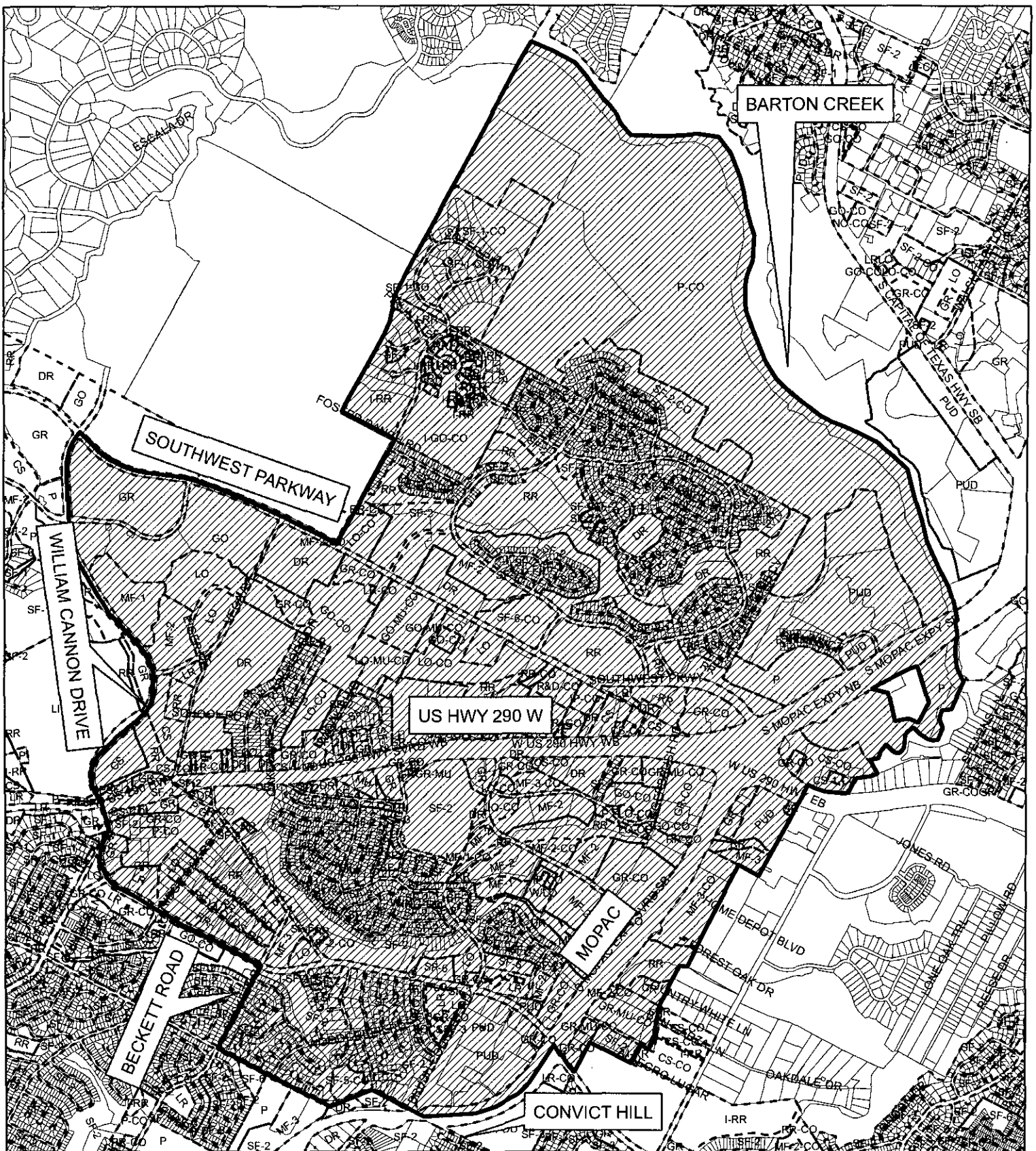
OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0129
 ADDRESS: OAK HILL COMBINED NEIGHBORHOOD PLAN (EAST)
 SUBJECT AREA: 0.000 ACRES
 GRID: C19-20, D18-21 & E19-20
 MANAGER: G. MONTES



1" = 1700'

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.



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

1" = 2500'

ZONING EXHIBIT B pg 2 of 2
 ZONING CASE#: C14-2008-0129
 ADDRESS: OAK HILL COMBINED
 NEIGHBORHOOD PLAN (EAST)
 SUBJECT AREA: 4968.1 ACRES
 GRID: C19-21, D18-22 & E18-22
 MANAGER: W. RHOADES

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