

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 12460 LOS INDIOS TRAIL 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. C14-2008-0069, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 A 4.034 acre tract of land, more or less, out of the Henry Rhodes Survey, Abstract
16 No. 522 in Williamson County, the tract of land being more particularly described
17 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),
19

20 locally known as 12460 Los Indios Trail, in the City of Austin, Williamson County, Texas,
21 and generally identified in the map attached as Exhibit "B".
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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:
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26 A. A 50-foot wide building setback shall be established from the north property line.
27 Within the building setback and beginning at the north property line, a 25-foot wide
28 undisturbed vegetative buffer shall be provided. Improvements permitted within the
29 buffer zone are limited to drainage, underground utility improvements or those
30 improvements that may be otherwise required by the City of Austin or specifically
31 authorized in this ordinance.
32

33 B. The maximum density on the Property is 30 dwelling units.
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35 C. The maximum density on the Property is 7.43 dwelling units per acre.
36

- D. Except as provided in Subsection E of this Part 2, the maximum height of a building or structure is 35 feet from ground level.
- E. The maximum height of a building or structure is 40 feet from ground level with exceptions allowed under Section 25-2-531 of the Code.
- F. 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 300 trips per day.
- G. The following uses are prohibited uses of the Property:

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

PASSED AND APPROVED

Lee Leffingwell
Mayor

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0069 (IABA Phase-1)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 12460 Los Indios Trail from I-RR, Interim-Rural Residence District, zoning to SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay District, zoning with conditions.

The draft ordinance reflects the conditions imposed by Council on 1st reading.

PROPERTY OWNER: Islamic Ahlul Bayt Association (Jabir Yusufali)

AGENT: Syed Riaz Jafri

ISSUES:

On June 12, 2009, the applicant met with the neighborhood to present a draft site plan layout of the property. The applicant and the neighborhood have stated that they are both in agreement with the City Council's approval of SF-6-CO for this case at 1st reading (Please see e-mail correspondence between the applicant and neighborhood – Attachment A).

DEPARTMENT COMMENTS:

The property in question is currently developed with a religious assembly use (Al Mahdi Center Islamic Ahlul Bayt Association). The applicant is requesting permanent MF-3 zoning because they would like to expand the use on the site to include a dining hall and an indoor athletic facility.

The staff is recommending LO-CO zoning for this property to provide a transition in the intensity of uses and site development regulations away from Mc Neil Drive to the single-family residential neighborhood to the north. The proposed LO-CO zoning will allow the applicant to expand the existing religious assembly use on the site while complying with buffering and compatibility standards adjacent to the single-family residential uses to the north and west. LO-CO zoning is appropriate adjacent to a single-family residential neighborhood (The Cove at Los Indios) to the north, a retirement community (The Clairmont Retirement Community) to the southwest, and an existing office use (BRDR Properties Office) and multi-family uses (Madison at Stone Creek Apartments) to the south. The staff's recommended zoning will permit less traffic generation on Los Indios Trail, a residential collector street, internal to a residential neighborhood. The proposed site meets the intent of the Limited Office zoning district as it will allow for a variety of office and civic uses on the property in question that are compatible and complementary in scale and appearance with the residential environment.

DATE OF FIRST READING/VOTE: July 24, 2008

Approved the Zoning and Platting Commission's recommendation of SF-6-CO zoning, with restrictions as follows: no attached single family dwellings and 35' height limitation with exceptions allowed under the Code up to 40'. The parking will be agreed upon by involved parties. (7-0); Council Member Cole-1st, Council Member Martinez-2nd; 1st reading

CITY COUNCIL DATE: July 23, 2009

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

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