

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5011 BALCONES DRIVE FROM GENERAL**  
3 **COMMERCIAL SERVICES (CS) DISTRICT TO MULTIFAMILY RESIDENCE**  
4 **MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING**  
5 **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 general commercial services (CS) district to multifamily  
11 residence medium density-conditional overlay (MF-3-CO) combining district on the  
12 property described in Zoning Case No. C14-2009-0077, on file at the Planning and  
13 Development Review Department, as follows:

14  
15 Lot 3, HPW Addition #3 Subdivision, a subdivision in the City of Austin, Travis  
16 County, Texas, according to the map or plat of record in Plat Book 83, Page 222A  
17 of the Plat Records of Travis County, Texas (the "Property"),

18  
19 locally known as 5011 Balcones Drive, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 Development of the Property shall not exceed four dwelling units.

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27 Except as specifically restricted under this ordinance, the Property may be developed and  
28 used in accordance with the regulations established for the multifamily residence medium  
29 density (MF-3) base district, and other applicable requirements of the City Code.  
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1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.  
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3

4 **PASSED AND APPROVED**  
5

6 \_\_\_\_\_, 2009  
7  
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§  
§  
§

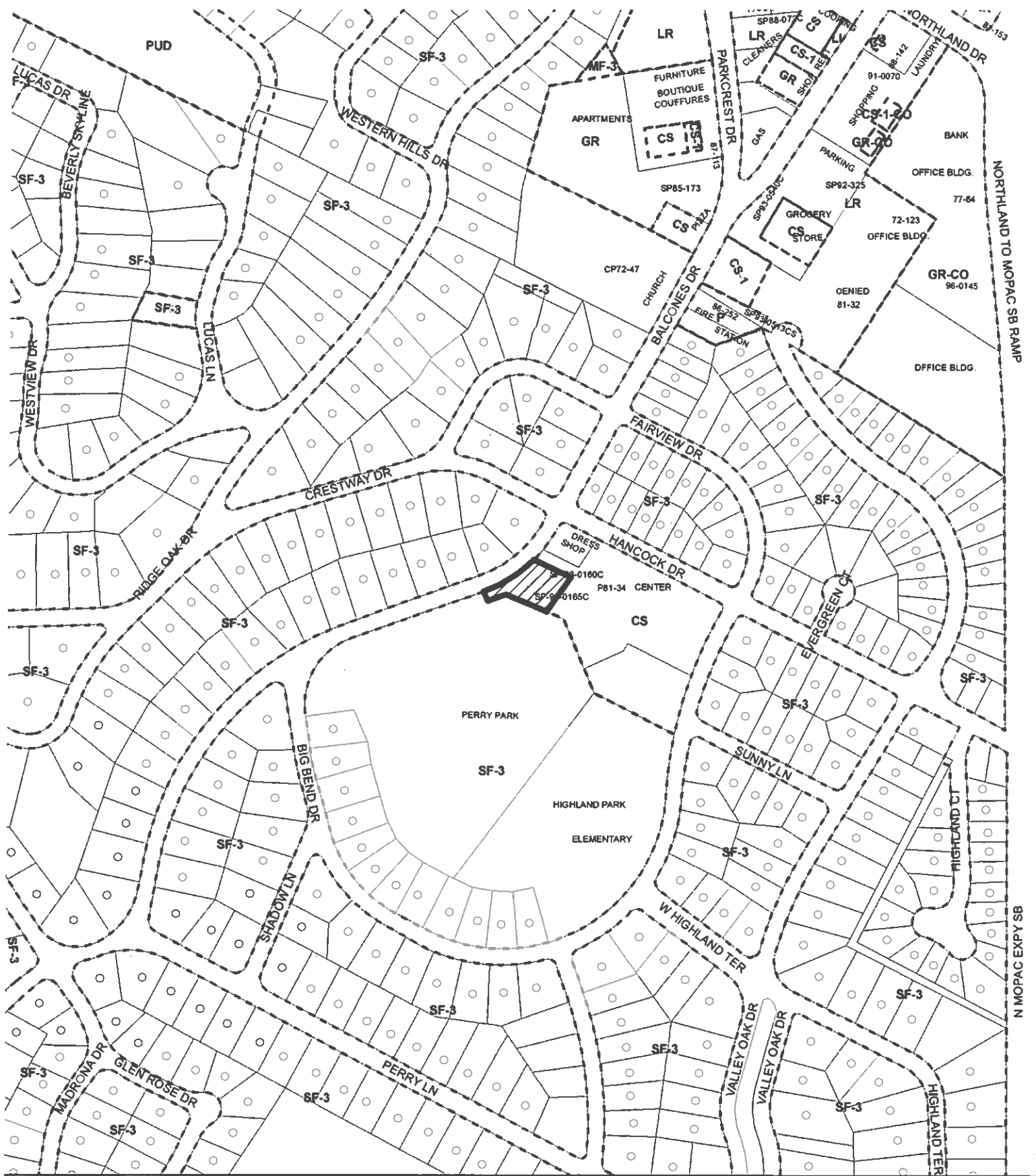
\_\_\_\_\_  
Lee Leffingwell  
Mayor  
10  
11

12  
13 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney  
14  
15

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



# ZONING

Exhibit "A"

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2009-0077  
 ADDRESS: 5011 BALCONES DR  
 SUBJECT AREA: 0.48 ACRES  
 GRID: H27-28  
 MANAGER: C. PATTERSON

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.