

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.

26
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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4 **PASSED AND APPROVED**

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8 _____, 2009

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§
§

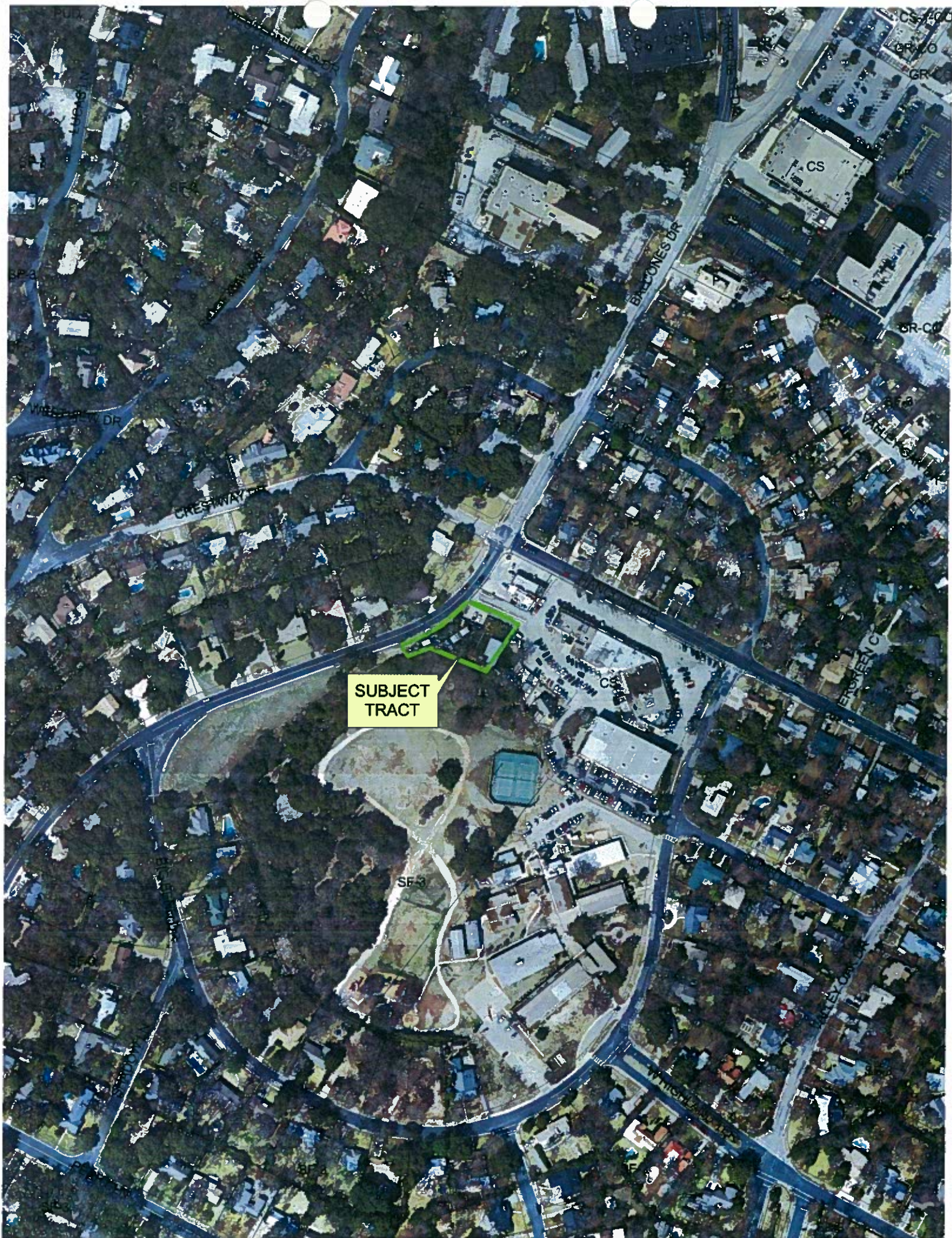
9 _____
10 Lee Leffingwell
11 Mayor

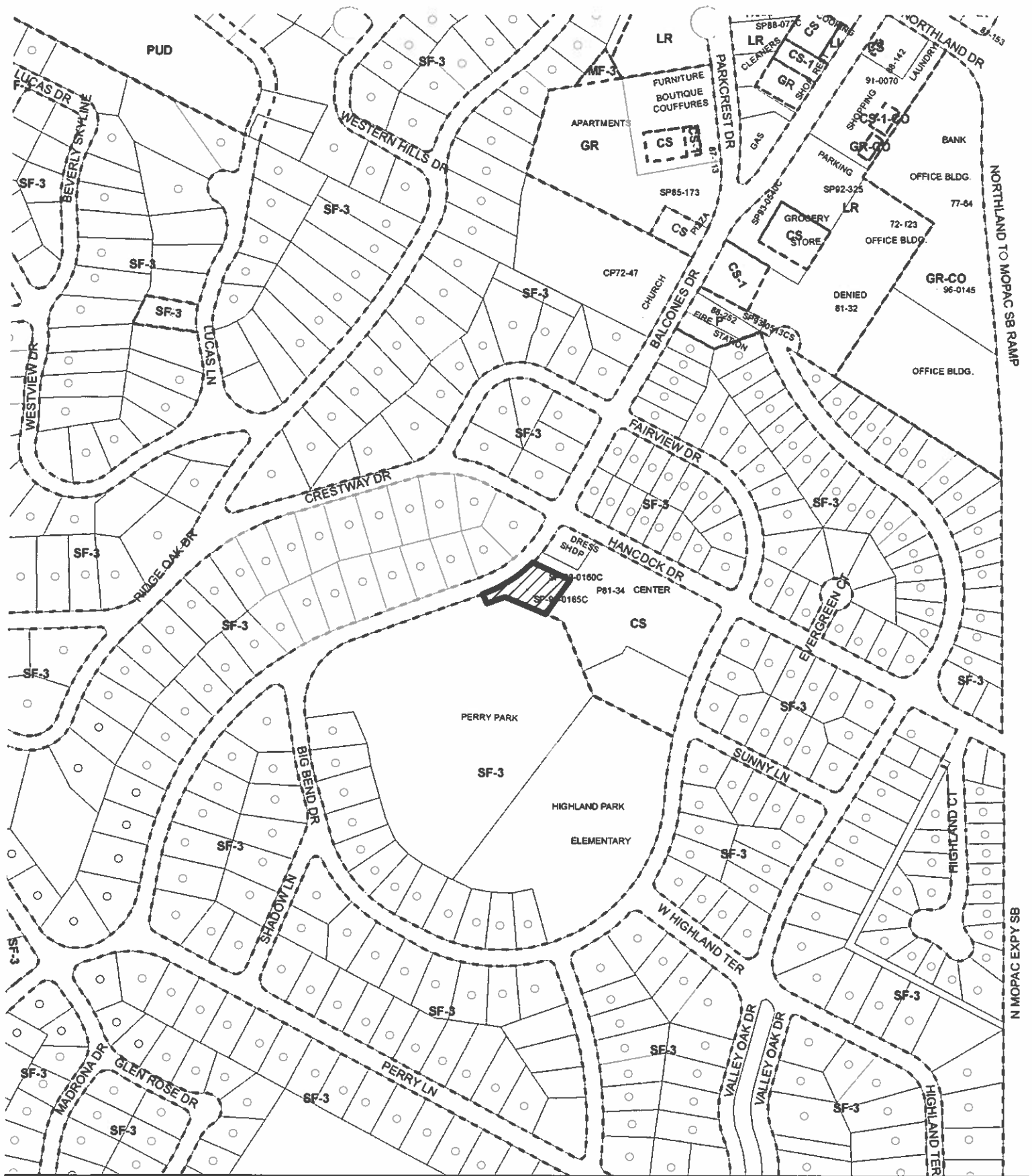
12
13 **APPROVED:** _____

14 David Allan Smith
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk





SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING

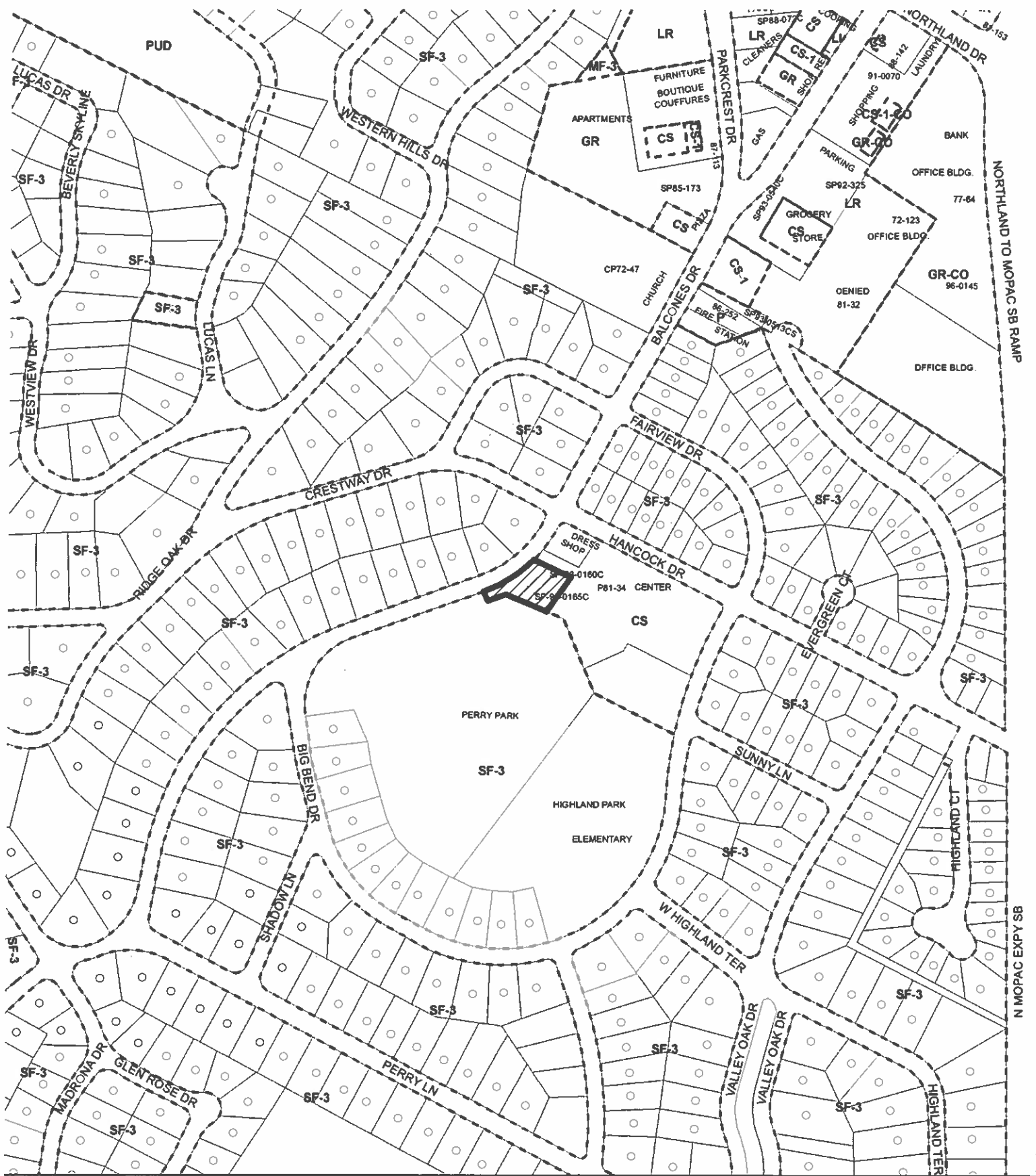
ZONING CASE#: **C14-2009-0077**
 ADDRESS: **5011 BALCONES DR**
 SUBJECT AREA: **0.48 ACRES**
 GRID: **H27-28**
 MANAGER: **C. PATTERSON**

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.



ZONING

Exhibit "A"

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

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