ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 313 RED BIRD LANE IN THE WEST CONGRESS NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) 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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0031, on file at the Planning and Development Review Department, as follows:

> Lot 7, Block 2, Pleasant Hill Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 7, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 313 Red Bird Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

> Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 0.4 to 1.0.

PART 4. The Property is subject to Ordinance No. 20051006-036 that established the West Congress neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2009.

PASSED AND APPROVED

§
§
_____, 2009 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

draft



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING

ZONING CASE#:	**C14-2009-0031**
ADDRESS:	**313 RED BIRD LANE**
SUBJECT AREA:	**0.48 ACRES**
GRID:	**G17**
MANAGER:	**W. RHOADES**

CITY OF AUSTIN · FOUNDED 1839

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.