

ORDINANCE NO. 20091217-103

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

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

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

PART 2. 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 shall not exceed four dwelling units.

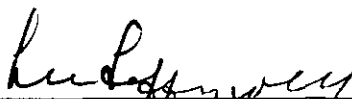
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 28, 2009.

PASSED AND APPROVED

December 17, 2009

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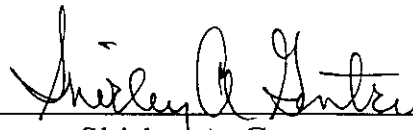
Lee Leffingwell
Mayor

APPROVED:






David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

 SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE