

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6263 MCNEIL DRIVE FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) COMBINING 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 multifamily residence medium density-conditional overlay (MF-3-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2011-0029, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Replat of Jefferson at McNeil/Parmer Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Page 307-308, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6263 McNeil 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:

- A. 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 3,545 trips per day.
- B. Multifamily development on the Property shall not exceed a density of 30 units per acre.

Except as otherwise specifically restricted under this ordinance, the Property may be 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.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

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4 **PASSED AND APPROVED**

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8 \_\_\_\_\_, 2011

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10 Lee Leffingwell  
11 Mayor

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13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

14 Karen M. Kennard  
15 City Attorney

Shirley A. Gentry  
City Clerk

