

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6263 MCNEIL DRIVE FROM MULTIFAMILY
3 RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO)
4 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-
5 CONDITIONAL OVERLAY (MF-3-CO) COMBINING 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 multifamily residence medium density-conditional overlay
11 (MF-3-CO) combining district to multifamily residence medium density-conditional
12 overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-
13 2011-0029, on file at the Planning and Development Review Department, as follows:
14

15 Lot 1, Block A, Replat of Jefferson at McNeil/Parmer Subdivision, a subdivision in
16 the City of Austin, Travis County, Texas, according to the map or plat of record in
17 Plat Book 98, Page 307-308, of the Plat Records of Travis County, Texas (the
18 "Property"),
19

20 locally known as 6263 McNeil Drive, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 3,545 trips per day.
30
- 31 B. Multifamily development on the Property shall not exceed a density of 30 units
32 per acre.
33

34 Except as otherwise specifically restricted under this ordinance, the Property may be used
35 in accordance with the regulations established for the multifamily residence medium
36 density (MF-3) base district, and other applicable requirements of the City Code.
37

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

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2011

§
§
§

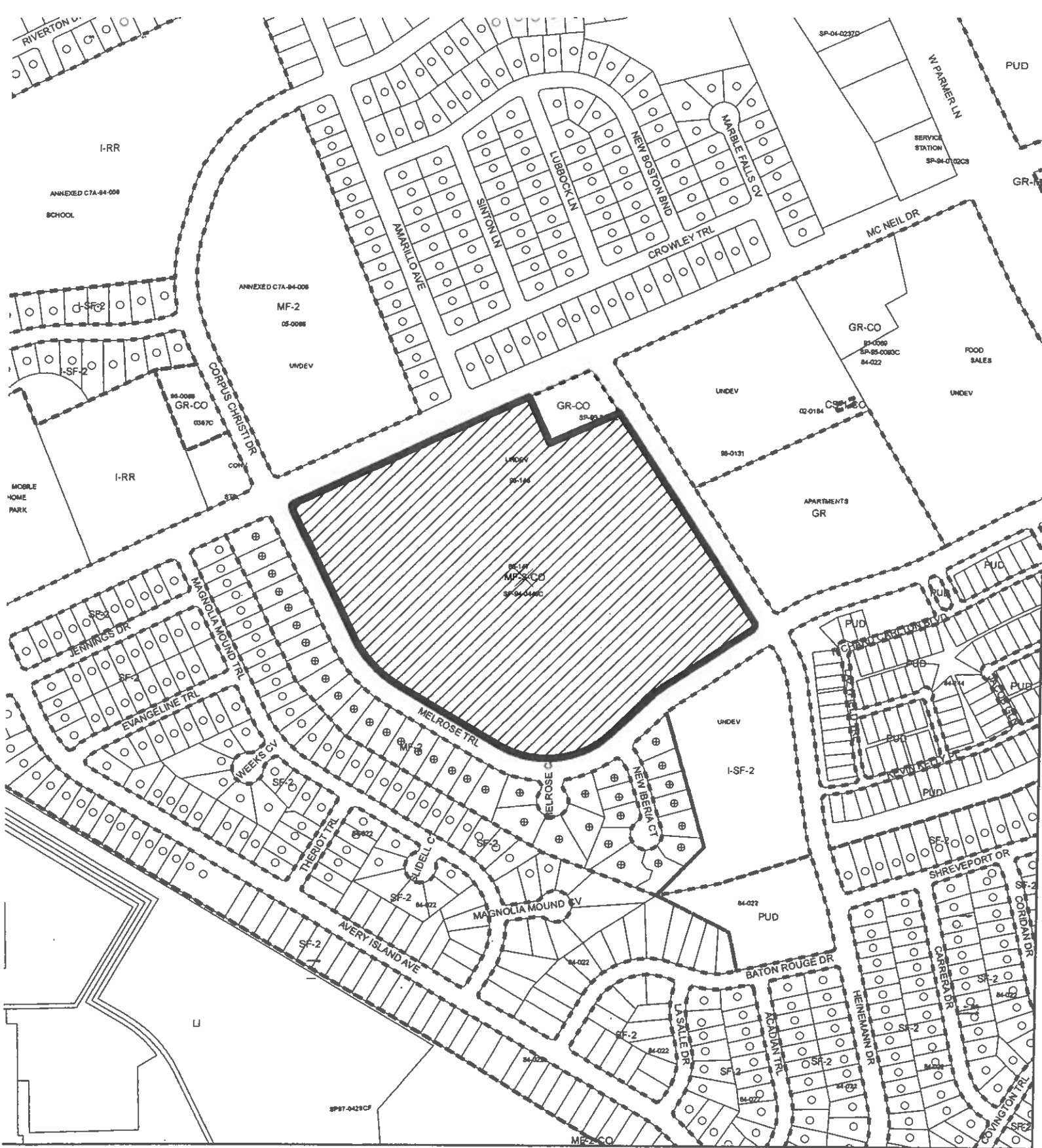
9 _____
10 Lee Leffingwell
11 Mayor

12
13 **APPROVED:** _____

14 Karen M. Kennard
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2011-0029
 LOCATION: 6263 MC NEIL DR
 SUBJECT AREA: 23.590 AC.
 GRID: J37
 MANAGER: S. SIRWAITIS



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.