

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 8800 SKY MOUNTAIN DRIVE IN THE WEST OAK  
3 HILL NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-  
4 NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO MULTIFAMILY  
5 RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from rural residence-neighborhood plan (RR-NP) combining  
12 district to multifamily residence limited density-conditional overlay-neighborhood plan  
13 (MF-1-NP) combining district on the property described in Zoning Case No. C14-2011-  
14 0038, on file at the Planning and Development Review Department, as follows:  
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16 Blocks K, L, and P, Mountain Shadows Subdivision, a subdivision in the City of  
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
18 25, Page 2, of the Plat Records of Travis County, Texas (the "Property"),  
19

20 locally known as 8800 Sky Mountain Drive, in the City of Austin, Travis County, Texas,  
21 and generally identified in the map attached as Exhibit "A".  
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23 **PART 2.** Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,  
24 the Property may be developed and used in accordance with the regulations established for  
25 the multifamily residence limited density (MF-1) base district, and other applicable  
26 requirements of the City Code.  
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28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
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31 A site plan or building permit for the Property may not be approved, released, or  
32 issued, if the completed development or uses of the Property, considered cumulatively with  
33 all existing or previously authorized development and uses, generate traffic that exceeds  
34 578 trips per day.  
35  
36  
37

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2011.

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

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Shirley A. Gentry  
 City Attorney City Clerk

