

**ORDINANCE NO. 20121018-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1142 LOST CREEK BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO MULTI FAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-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 limited office (LO) district to multi family residence limited density-conditional overlay (MF-1-CO) combining district on the property described in Zoning Case No. C14-2012-0086, on file at the Planning and Development Review Department, as follows:

Lot 3, The Hills of Lost Creek Section Six-A Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 201D-202A of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1142 Lost Creek Boulevard 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. Development of the Property may not exceed 12 dwelling units.
- B. Development of the Property may not exceed 8.011 residential units per acre.
- C. Development of the Property may not exceed 2 dwelling units per detached building.
- D. Development of the Property shall comply with all compatibility standards listed in Chapter 25-2, Article 10 (*Compatibility Standards*) of the City Code.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi family residence limited density (MF-1) base district and other applicable requirements of the City Code.

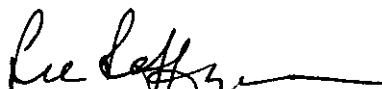
**PART 3.** This ordinance takes effect on October 29, 2012.

**PASSED AND APPROVED**

October 18

, 2012

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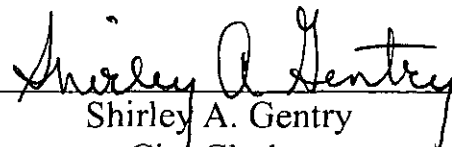
Lee Leffingwell  
Mayor

**APPROVED:**

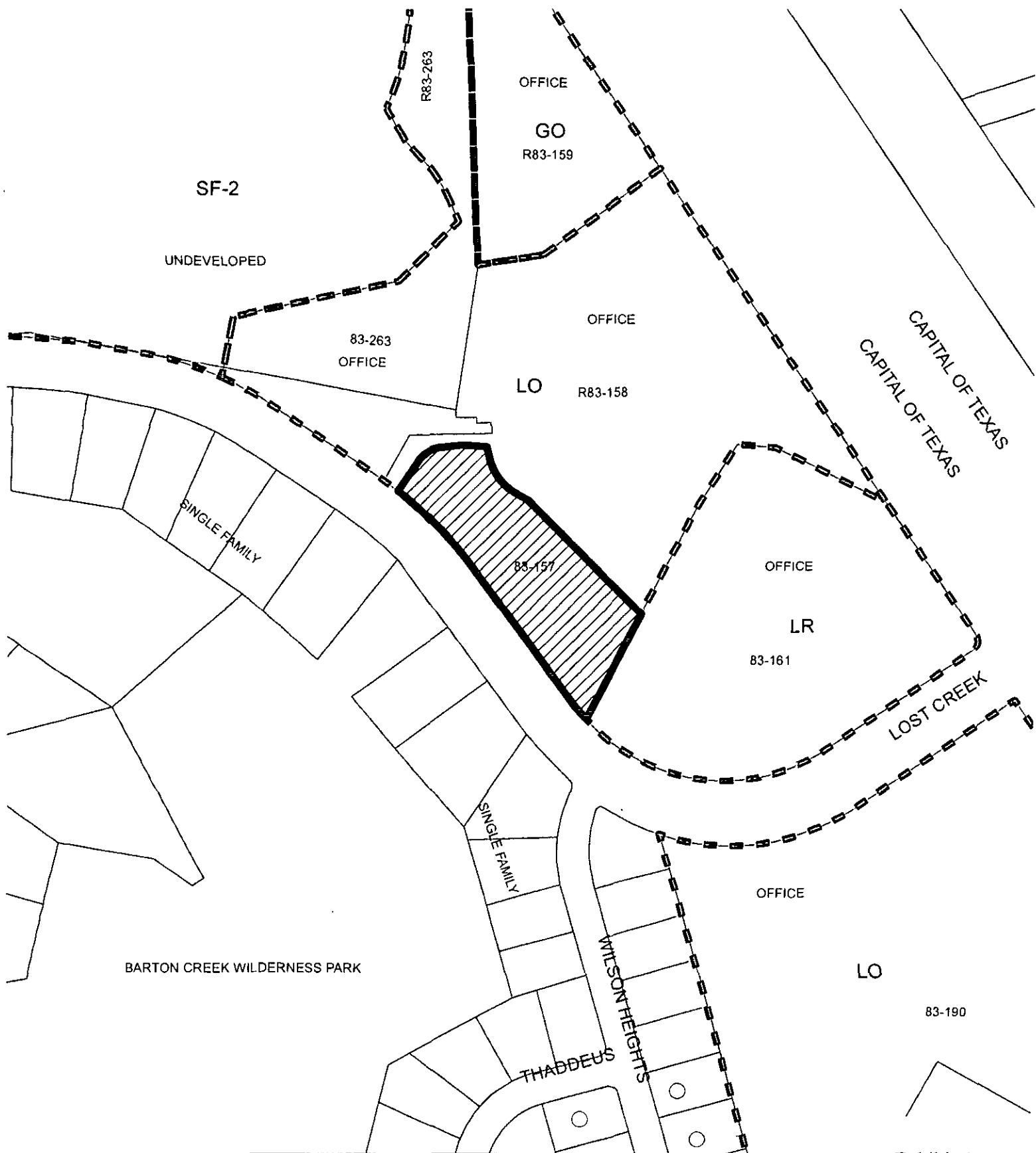


Karen M. Kennard  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk






# **ZONING**

**ZONING CASE#: C14-2012-0086**



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

