AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 5616 SOUTH 1ST STREET FROM COMMUNITY
COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL
OVERLAY (SF-6-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 community commercial conditional overlay (GR-CO)
combining district to townhouse and condominium residence conditional overlay (SF-6-
CO) combining district on the property described in Zoning Case No. C14-2011-0066,
on file at the Planning and Development Review Department, as follows:

Lot 2, Block A, Creekside Homes Subdivision, a subdivision in the City of Austin,
Travis County, Texas, in Document No. 201200212 of the Official Public Records
of Travis County, Texas (the “Property”),

locally known as 5616 South 1st Street 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. The maximum number of dwelling units is 45.

B. The maximum density is 7.5988 units per acre

C. A building may not contain more than one dwelling unit.

D. Vehicular access from the Property to Cynthia Drive prohibited. Except as
provided in Sub-Section E of this Part, all vehicular access to the Property shall
be from other adjacent public streets or through other adjacent property.
E. Vehicular access from the Property to Leisure Run Road is prohibited, except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ___________, 2012.

PASSED AND APPROVED

_________________________, 2012
Lee Leffingwell
Mayor

APPROVED: ____________________________ ATTEST: ____________________________
Karen M. Kennard Shirley A. Gentry
City Attorney City Clerk