Late Backup

ORDINANCE NO. _____

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

14
15 Lot 2, Block A, Creekside Homes Subdivision, a subdivision in the City of Austin,
16 Travis County, Texas, in Document No. 201200212 of the Official Public Records
17 of Travis County, Texas (the "Property"),

18
19 locally known as 5616 South 1st Street in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 A.   The maximum number of dwelling units is 45.

26
27 B.   The maximum density is 7.5988 units per acre

28
29 C.   A building may not contain more than one dwelling unit.

30
31 D.   Vehicular access from the Property to Cynthia Drive prohibited. Except as
32   provided in Sub-Section E of this Part, all vehicular access to the Property shall
33   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   §   _____
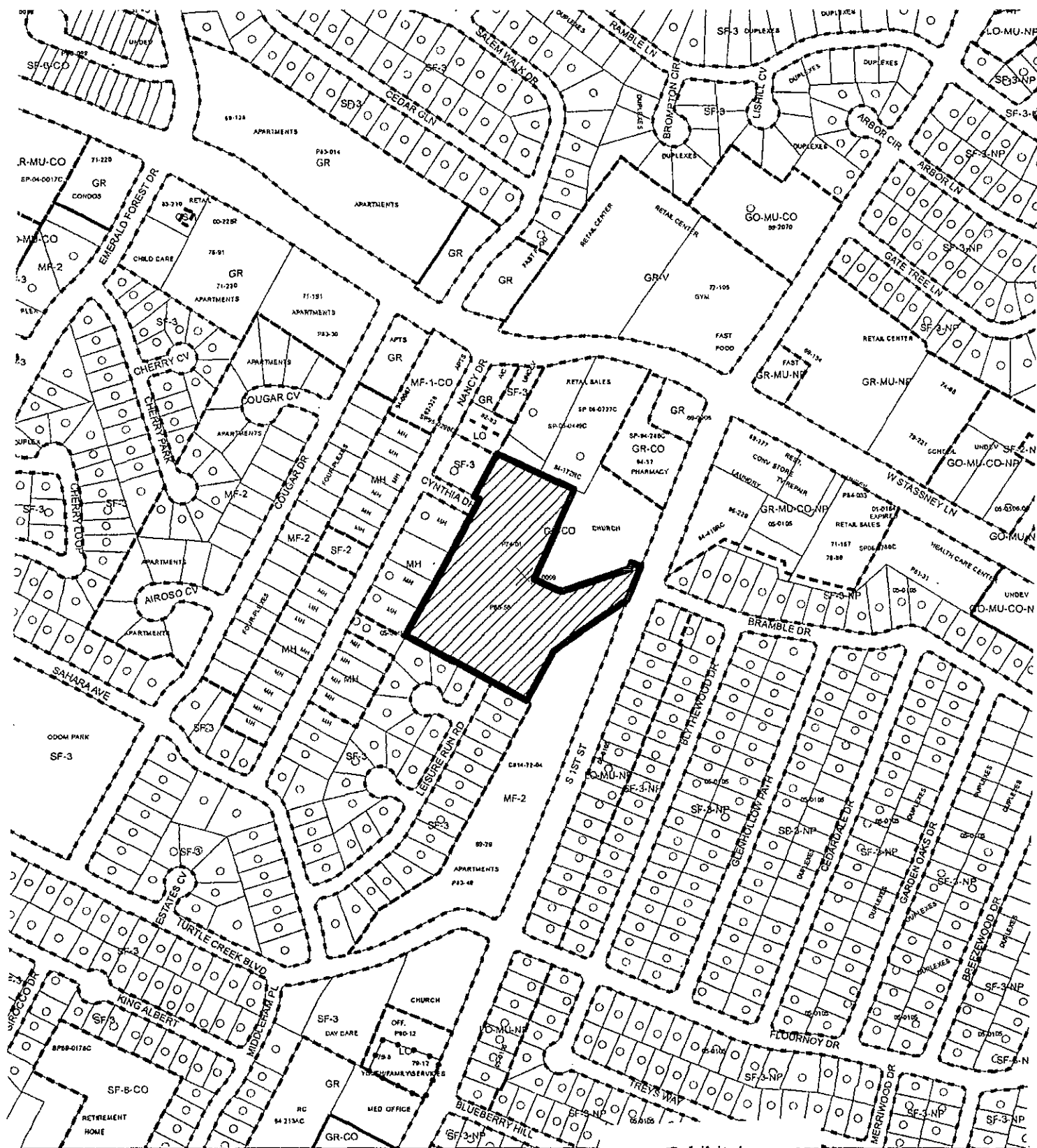   Lee Leffingwell
                                              Mayor

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

ZONING   Exhibit A

ZONING CASE#: C14-2011-0066
LOCATION: 5616 S 1ST ST
SUBJECT AREA: 5.922 AC.
GRID: G17
MANAGER: WENDY RHOADES

CITY OF AUSTIN
FOUNDED 1839

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.