

ORDINANCE NO. 20121206-084

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.

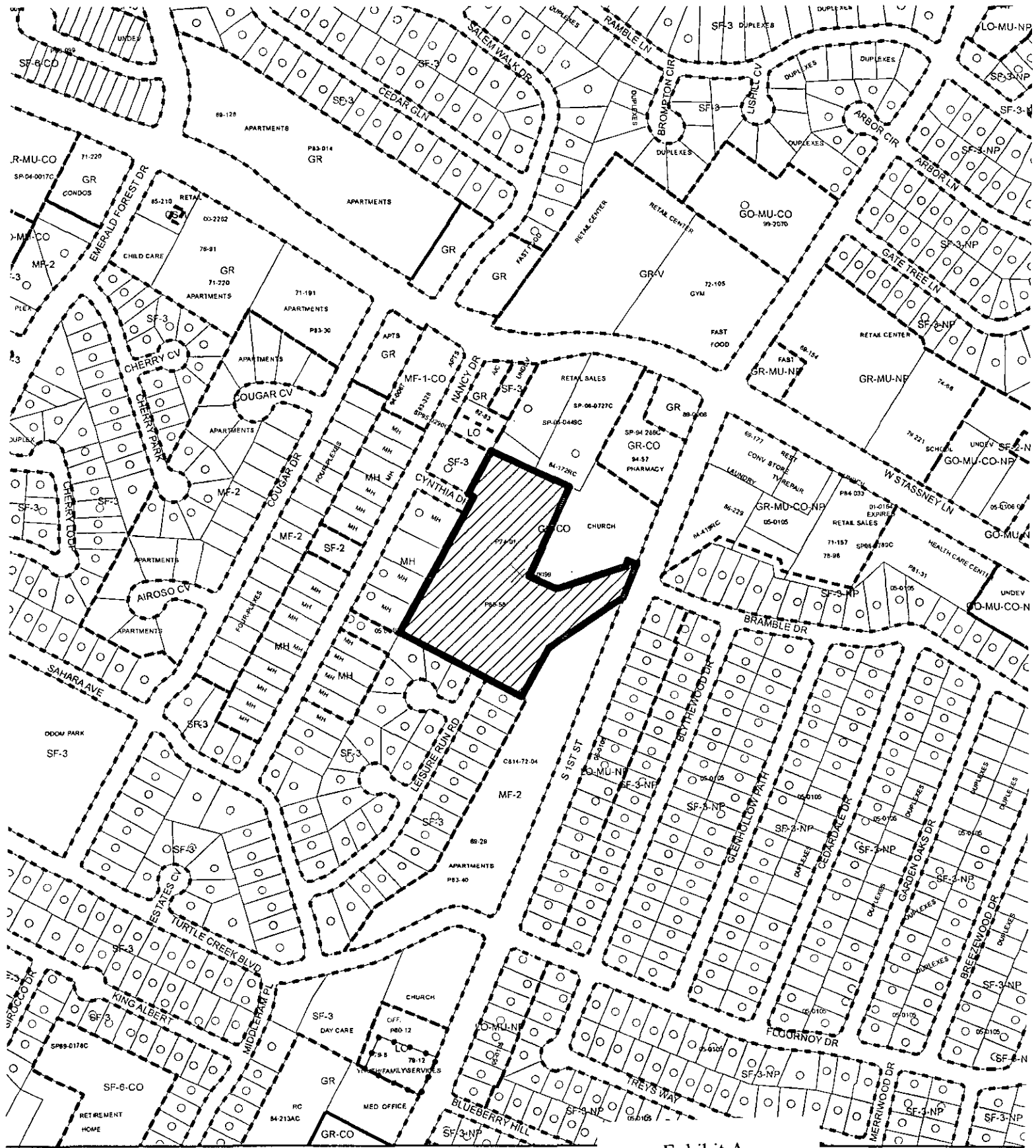
PART 3. This ordinance takes effect on December 17, 2012.

PASSED AND APPROVED

December 6, 2012 §
§
Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Shirley A. Gentry
City Clerk



ZONING

Exhibit A

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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

