

ORDINANCE NO. 20130627-093

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2324 WILSON STREET IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM MULTI FAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) 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 multi family residence medium density-neighborhood plan (MF-3-NP) combining district to multi family residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0020, on file at the Planning and Development Review Department, as follows:

Lot 1, Oak Creek Village Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 50, Page 11 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2324 Wilson Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the multi-family residence highest density (MF-6) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Maximum height, as defined in City Code, of a building or structure on the property may not exceed 60 feet.

- B. Upon the issuance of a certificate of occupancy for the final residential unit as shown on an approved site plan on the Property, vehicular access to Wilson Street shall be limited to a single driveway serving an approximately 36-space surface parking lot, and no vehicular access from the surface parking lot shall be allowed, directly or indirectly, to any internal driveways providing vehicular access to Durwood Street or South First Street.
- C. Building coverage on the Property may not exceed 60 percent.
- D. Development of the Property may not exceed an impervious coverage of 70 percent.
- E. Development of the Property may not exceed an average of 55.0 residential units per acre.
- F. Notwithstanding the provisions in paragraph E, above, development of the Property may not exceed 486 residential units.

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 highest density (MF-6) base district and other applicable requirements of the City Code.


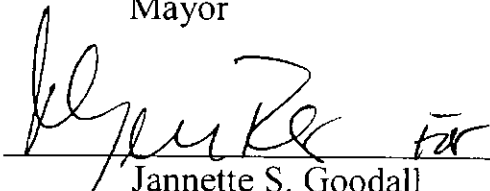
PART 4. The Property is subject to Ordinance No. 020523-33 that established the Bouldin Creek neighborhood plan combining district.

PART 5. This ordinance takes effect on July 8, 2013.

PASSED AND APPROVED

June 27, 2013 §
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Lee Leffingwell
Mayor

APPROVED:  **ATTEST:** 
Karen M. Kennard
City Attorney
Jannette S. Goodall
City Clerk

