

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3907 CLAWSON ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO MULTI FAMILY RESIDENCE HIGH**
4 **DENSITY-CONDITIONAL OVERLAY (SF-5-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to multi family residence high
10 density-conditional overlay (SF-5-CO) combining district on the property described in
11 Zoning Case No. C14-2013-0031, on file at the Planning and Development Review
12 Department, as follows:

13
14 Lot 30A, Resubdivision of Lots 29 and 30, Banister Heights Subdivision, a
15 subdivision in the City of Austin, Travis County, Texas, according to the map or
16 plat of record in Plat Book 13, Page 91 of the Plat Records of Travis County,
17 Texas (the "Property"),

18
19 locally known as 3907 Clawson Road 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. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
30 B. Any building or structure within 50 feet of the southern property line shall be
31 limited to a maximum height, as defined by City Code, of 2 stories or 26 feet.
32

33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the multi family residence high
35 density (SF-5) base district and other applicable requirements of the City Code.
36
37

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

_____, 2013 § _____
§
§

Lee Leffingwell
Mayor

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

Exhibit A