

**ORDINANCE NO. 20131003-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3907 CLAWSON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-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 family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No. C14-2013-0031, on file at the Planning and Development Review Department, as follows:

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

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

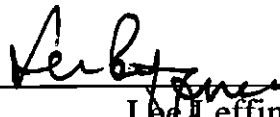
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on October 14, 2013.

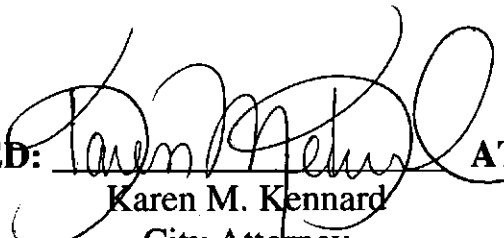
**PASSED AND APPROVED**

October 3, 2013

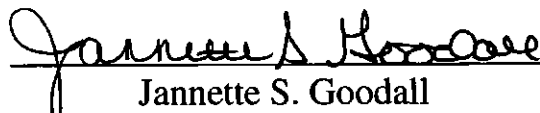
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§

  
Lee Leffingwell  
Mayor

**APPROVED:**

  
Karen M. Kennard  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2013-0031

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

