

ORDINANCE NO. 20140626-124

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7805 COOPER LANE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-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 general commercial services-conditional overlay (CS-CO) combining district to multifamily residence limited density-conditional overlay (MF-1-CO) combining district on the property described in Zoning Case No. C14-2014-0049, on file at the Planning and Development Review Department, as follows:

Lot 4, Dittmar at Cooper Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200800084 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 7805 Cooper Lane 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 following uses are prohibited uses of the Property:

Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Condominium residential	Duplex residential
Multi-family residential	Retirement housing (small site)
Retirement housing (large site)	Single family attached residential
Single family residential	Townhouse residential
Two-family residential	Short-term rental

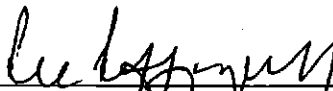
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence limited density (MF-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 7, 2014.

PASSED AND APPROVED

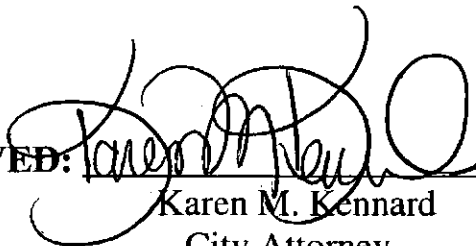
June 26, 2014

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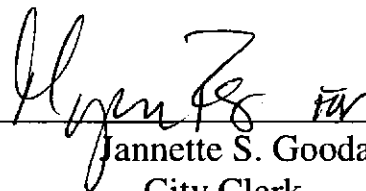
Lee Leffingwell
Mayor

APPROVED:

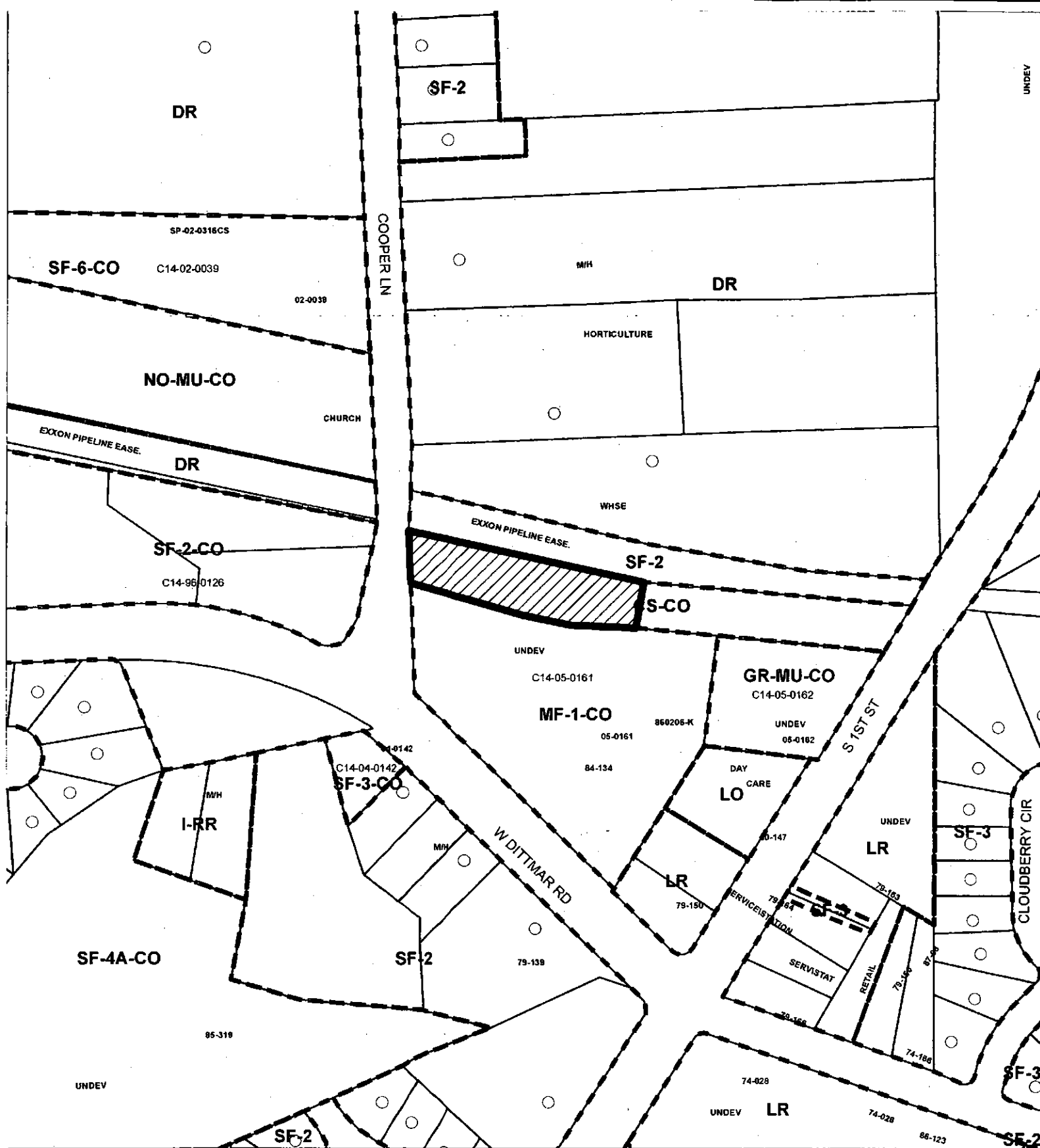





Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2014-0049

Exhibit A

This product is for informational purposes and may not have been prepared 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.



1" = 200'