

ORDINANCE NO. 20140828-114

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7405, 7409 AND 7415 COOPER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2014-0052, on file at the Planning and Development Review Department, as follows:

Lot 1A and 2A, Block A, Amended Plat of Lot 1 and Lot 2, Mueller Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500167 of the Official Public Records of Travis County, Texas, and;

Lot 3, Block A, Mueller Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 99, Page 89-90 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property")

locally known as 7405, 7409 and 7415 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 maximum height, as defined by City Code, of a building or structure on the Property may not exceed two stories.
- B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 26 feet.

- C. Development of the Property may not exceed 65 residential units.
- D. Development of the Property may not exceed an average of 6.611 dwelling units per acre.
- E. A 25-foot wide vegetative buffer shall be provided and maintained along the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- F. Vehicular access from the Property to Sir Gawain Drive 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.

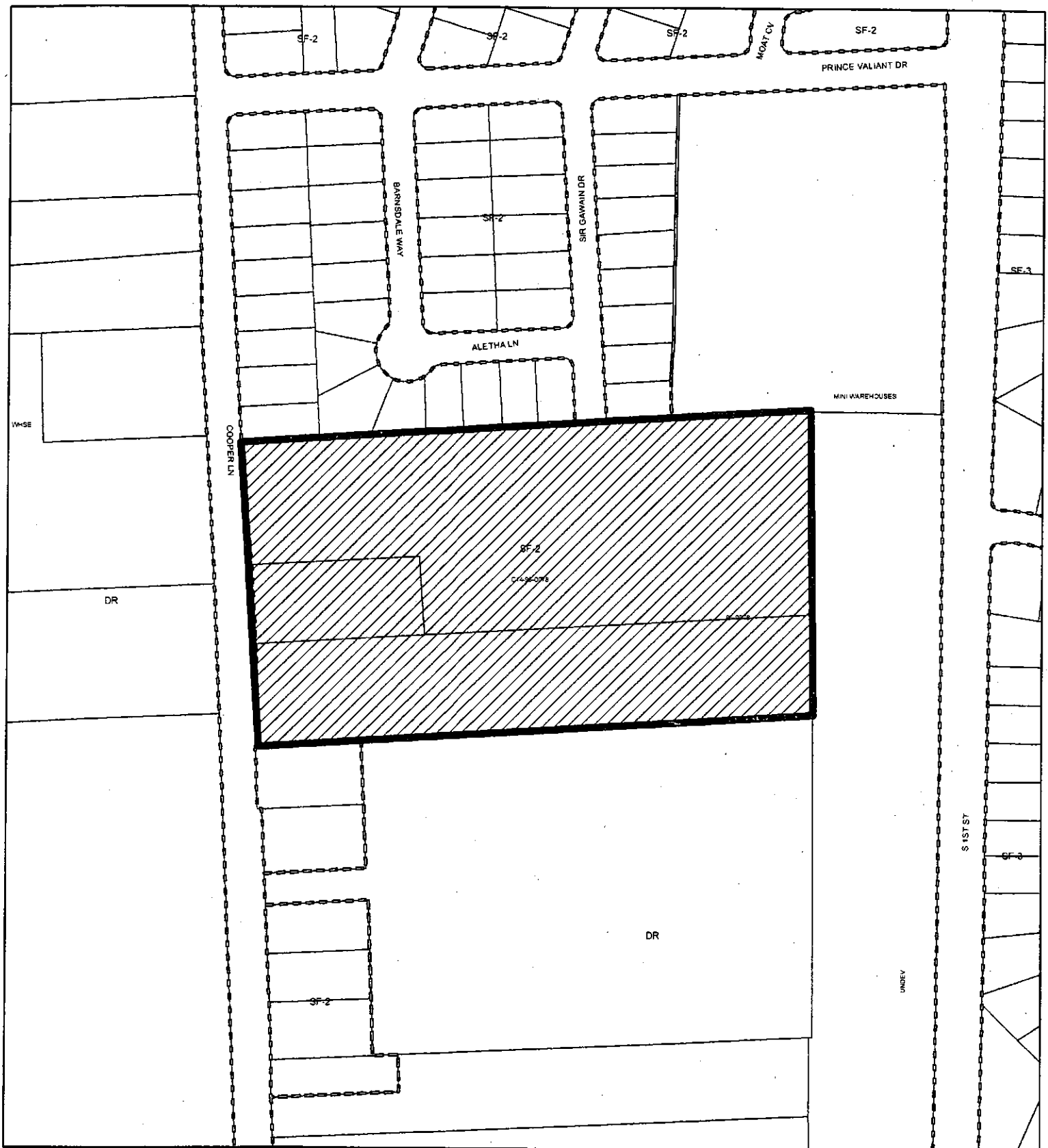
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 8, 2014.

PASSED AND APPROVED

_____, August 28, 2014 §
 §
 § Lee Leffingwell
 Mayor

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



ZONING

ZONING CASE#: C14-2014-0052



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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.

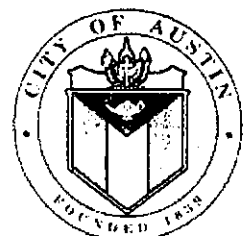


Exhibit A