

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6409 CITY PARK ROAD FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 office-conditional overlay (GO-CO) combining district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2015-0160, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Champion City Park East subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200300122 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 6409 City Park Road in the City of Austin, Travis County, Texas, 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 of a building or structure on the Property shall not exceed 53 feet.
- B. A 100-foot wide vegetative buffer shall be maintained along the southern property line adjacent to the property developed or zoned residential. No building or structure may be constructed or maintained within 100 feet of the southern property line.
- C. Development of the Property shall not exceed 325 residential units.
- D. 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

39 cumulatively with all existing or previously authorized development and uses,  
40 generate traffic that exceeds 2,100 trips per day.  
41

- 42 E. A site plan or building permit for the Property may not be approved, released,  
43 or issued, if the completed development or uses of the Property, considered  
44 cumulatively with all existing or previously authorized development and uses,  
45 generate traffic that exceeds the total traffic generation for the Property as  
46 specified in that certain Traffic Impact Analysis ("TIA") prepared by Kimley-  
47 Horn, dated April 20, 2016, or as amended and approved by the Director of the  
48 Development Services Department. All development on the Property is subject  
49 to the Development Services Department, Transportation Review Section's  
50 staff memorandum ("memorandum") dated June 6, 2016. The TIA shall be kept  
51 on file at the Development Services Department.  
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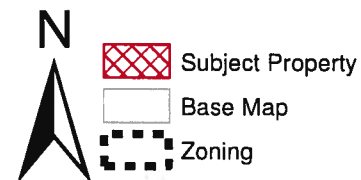
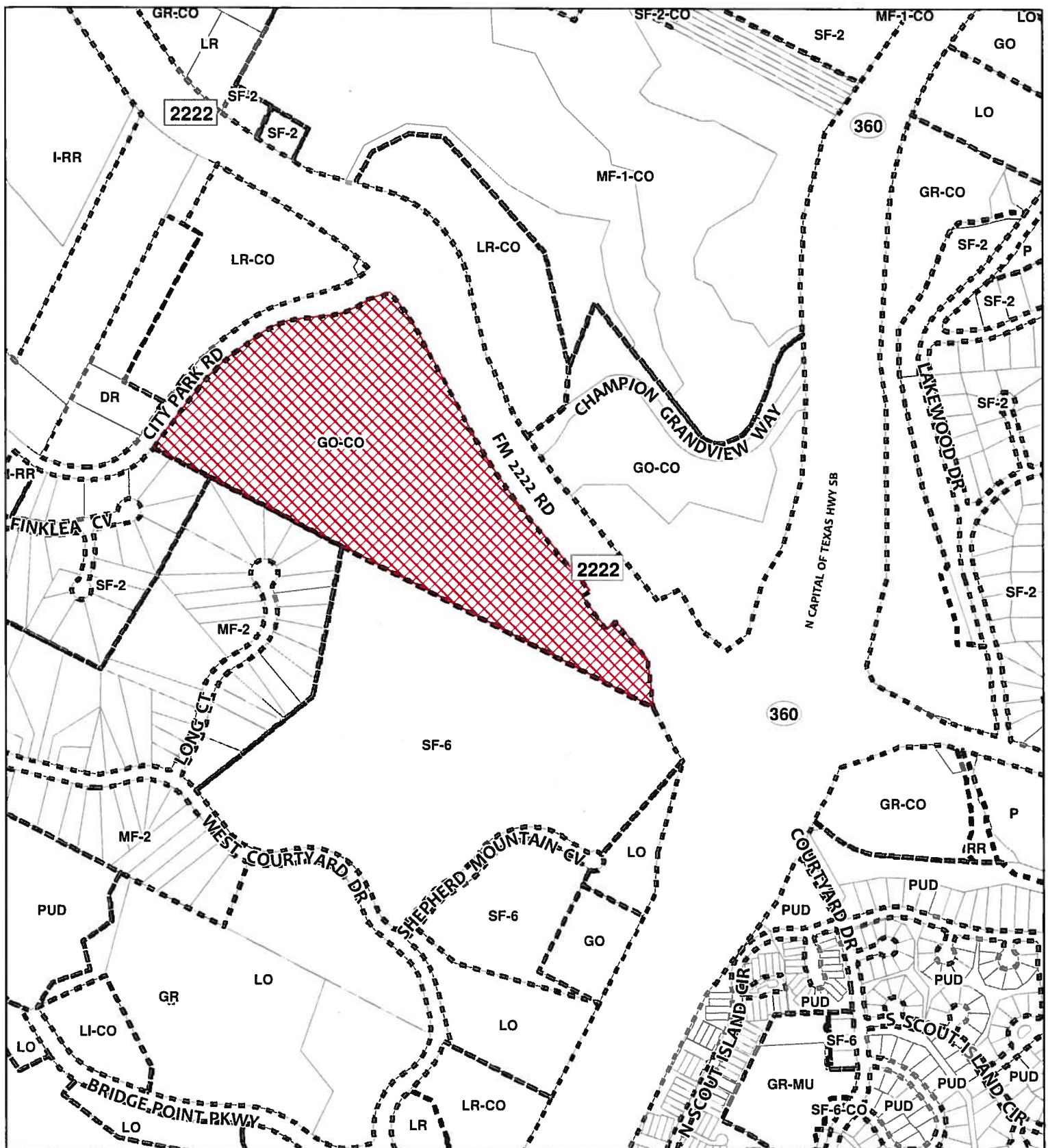
53 Except as specifically restricted under this ordinance, the Property may be developed and  
54 used in accordance with the regulations established for the multifamily residence  
55 moderate-high density (MF-4) district and other applicable requirements of the City Code.  
56

57 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.  
58  
59  
60

61 **PASSED AND APPROVED**

62  
63 §  
64 §  
65 \_\_\_\_\_, 2016 § \_\_\_\_\_  
66 Steve Adler  
67 Mayor  
68  
69

70 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
71 Anne L. Morgan Jannette S. Goodall  
72 City Attorney City Clerk



1' = 400'

## ZONING MAP - EXHIBIT A

**ZONING CASE:** C14-2015-0160  
**ZONING CHANGE:** GO-CO TO GO-MU  
**LOCATION:** 6409 Park Rd., 5909, 6103, 6425 FM 2222  
**SUBJECT AREA:** 45.35 acres  
**CASE MANAGER:** Victoria Haase



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Exhibit A**