ORDINANCE NO. 20161208-021

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6701, 6825 ½ AND 7045 ½ RIALTO BOULEVARD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT FOR TRACTS 1, 2 AND 3.

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-neighborhood plan (GO-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district for Tracts 1, 2 and 3 on the property described in Zoning Case No. C14-2016-0011, on file at the Planning and Zoning Department, as follows:

Tract 1:
Lot 9B, Block A, a resubdivision of Lot 9, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201500204 of the Official Public Records of Travis County, Texas, and;

Tract 2:
Lot 7, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, and;

Tract 3:
Lot 8, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, (cumulatively known as the "Property"),

locally known as 6701, 6825 ½ and 7045 ½ Rialto Boulevard 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.   Development of the Property shall comply with the following regulations:

1. The average maximum density is 17 dwelling units per acre.

2. The maximum number of units is 370 dwelling units.

3. The minimum front yard setback is 25 feet.

4. The minimum site area for each residential unit is:
   2,500 square feet for each efficiency,
   3,000 square feet for each 1 bedroom unit and,
   3,500 square feet for each 2 or more bedroom units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.
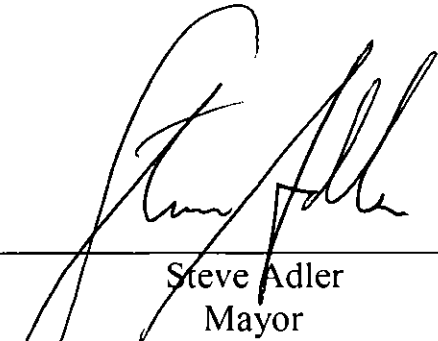
PART 3. The Property is subject to Ordinance No. 20081211-098 that established zoning for the Oak Hill Combined Neighborhood Plan.

PART 4. This ordinance takes effect on December 19, 2016.

PASSED AND APPROVED
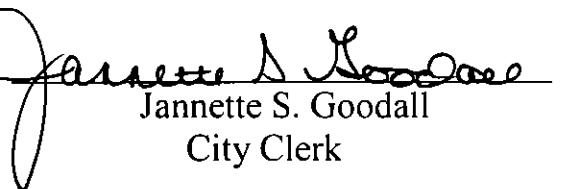
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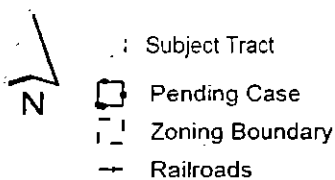December 8   , 2016   §
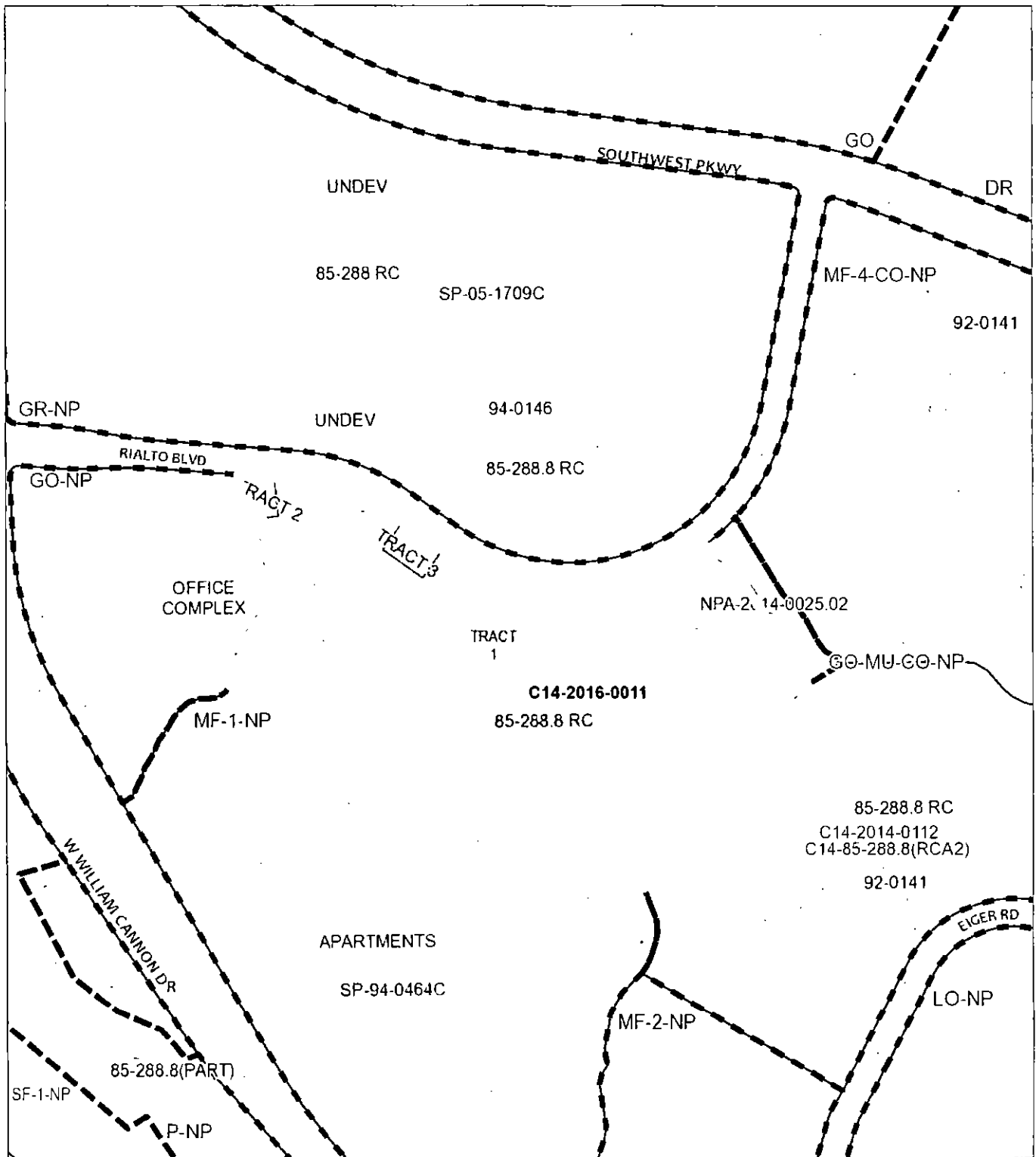Steve Adler
Mayor

APPROVED: _____   **ATTEST:** _____
Anne L. Morgan   Jannette S. Goodall
City Attorney   City Clerk

GO
SOUTHWEST PKWY
DR

UNDEV

85-288 RC
SP-05-1709C

MF-4-CO-NP

92-0141

GR-NP

UNDEV   94-0146

RIALTO BLVD
GO-NP   85-288.8 RC

TRACT 2

TRACT 3

OFFICE
COMPLEX

NPA-2. 14-0025.02

TRACT
1

GO-MU-CO-NP

MF-1-NP

C14-2016-0011
85-288.8 RC

85-288.8 RC
C14-2014-0112
C14-85-288.8(RCA2)

92-0141

W WILLIAM CANNON DR

EIGER RD

APARTMENTS

SP-94-0464C

LO-NP

MF-2-NP

85-288.8(PART)

SF-1-NP

P-NP

N

: Subject Tract

◻ Pending Case

⌐_! Zoning Boundary

+ Railroads

200   400
⊢━━━━━━┥ Feet

1" = 400

ZONING   **Exhibit A**

ZONING CASE#: C14-2016-0011

CITY OF AUSTIN
FOUNDED 1839