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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2431 EAST OLTORF STREET FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-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 community commercial (GR) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-2016-0087, on file at the Planning and Zoning Department, as follows:

Lots 2-7, Willow Creek Commercial Section II subdivision, a subdivision in Travis County, Texas, as recorded in Volume 87, Pages 110B-110C of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2431 East Oltorf Street 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 condition:

- A. The maximum height of a building or structure on the Property is limited to 60 feet.
- B. 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.

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

PASSED AND APPROVED

www

_____, 2017

APPROVED:

ATTEST:

COA Law Department

