

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1800 SOUTH INTERSTATE HIGHWAY 35 IN THE SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) 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-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0016.SH, on file at the Planning and Zoning Department, as follows:

1.420 acres of land being situated within the Santiago Del Valle Survey, Abstract Number 24, City of Austin, Travis County, Texas, being all of Tract B, The Brook Subdivision recorded in Volume 57, Page 52 of the Plat Records of Travis County, Texas, and being the same parcel of land as described in the deed to Lendol Davis and wife, Marina Sifuentes, recorded in Volume 10580, Page 186 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1800 South Interstate Highway 35 in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to Woodland Avenue 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.

1 B. Development of the Property shall comply with the following regulations:

- 2
3 1. The maximum height of a building or structure is limited to 68 feet.
4 2. The maximum impervious cover is limited to 65 percent.
5

6 C. A site plan or building permit for the Property may not be approved, released,
7 or issued, if the completed development or uses of the Property, considered
8 cumulatively with all existing or previously authorized development and uses,
9 generate traffic that exceeds 2,000 trips per day.
10

11 D. A 10-foot wide vegetative buffer shall be provided and maintained along the
12 east property line adjacent to the Interstate Highway 35 frontage road.
13 Improvements permitted within the buffer zone are limited to drainage,
14 underground utility improvements or those improvements that may be
15 otherwise required by the City of Austin or specifically authorized in this
16 ordinance.
17

18 Except as specifically restricted under this ordinance, the Property may be developed and
19 used in accordance with the regulations established for the multifamily residence highest
20 density (MF-6) district and other applicable requirements of the City Code.
21

22 **PART 3.** The Property is subject to Ordinance No. 20050929-Z003 that established
23 zoning for the South River City Combined Neighborhood Plan.
24

25 **PART 4.** This ordinance takes effect on _____, 2017.
26

27 **PASSED AND APPROVED**
28

29 §
30 §
31 § _____, 2017
32 Steve Adler
33 Mayor
34
35

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