

ORDINANCE NO. _____

Z-6
Revised

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3100 WEST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-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 development reserve (DR) district and rural residence (RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No. C14-03-0160, on file at the Neighborhood Planning and Zoning Department, as follows:

A 18.746 acre tract of land, more or less, out of the Francisco Garcia Survey, Abstract No. 60 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 3100 West Parmer Lane, in the City of Austin, Travis County, Texas, and 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:

1. Development of the Property may not exceed 38 residential units.
2. Development of the Property may not exceed 2.03 residential units per acre.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

9
10 _____
11 _____
12 _____
13 _____
14 _____
15 _____
Wille Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST

Shirley A. Brown
City Clerk