

ORDINANCE NO. 040212-Z-8

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 713 WEST 26TH STREET FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 multifamily residence moderate-high density (MF-4) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No.C14-03-0163, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 4, 5, and 6, Outlots 59 and 60, Graham Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 191, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 713 West 26th Street, in the City of Austin, Travis County, Texas, and 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:

1. The maximum density of the Property is 60 residential units.
2. The maximum height of a building or structure is 75 feet from ground level.

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) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 23, 2004.

PASSED AND APPROVED

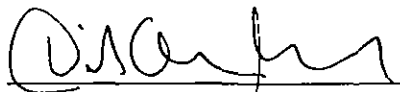
February 12, 2004

§
§
§



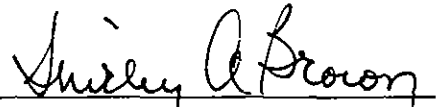
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

