

**ORDINANCE NO. 20060622-104**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6701 JESTER BOULEVARD NORTH OF F.M. 2222 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-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 single family residence large lot (SF-1) district to single family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-06-0060, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, Beard Family Subdivision Section 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100247, of the Official Public Records of Travis County, Texas,

locally known as 6701 Jester Boulevard, north of F.M. 2222 Road, 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. Development of the Property may not exceed 4 dwelling units.
2. Development of the Property may not exceed 0.911 dwelling 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 large lot (SF-1) base district and other applicable requirements of the City Code.

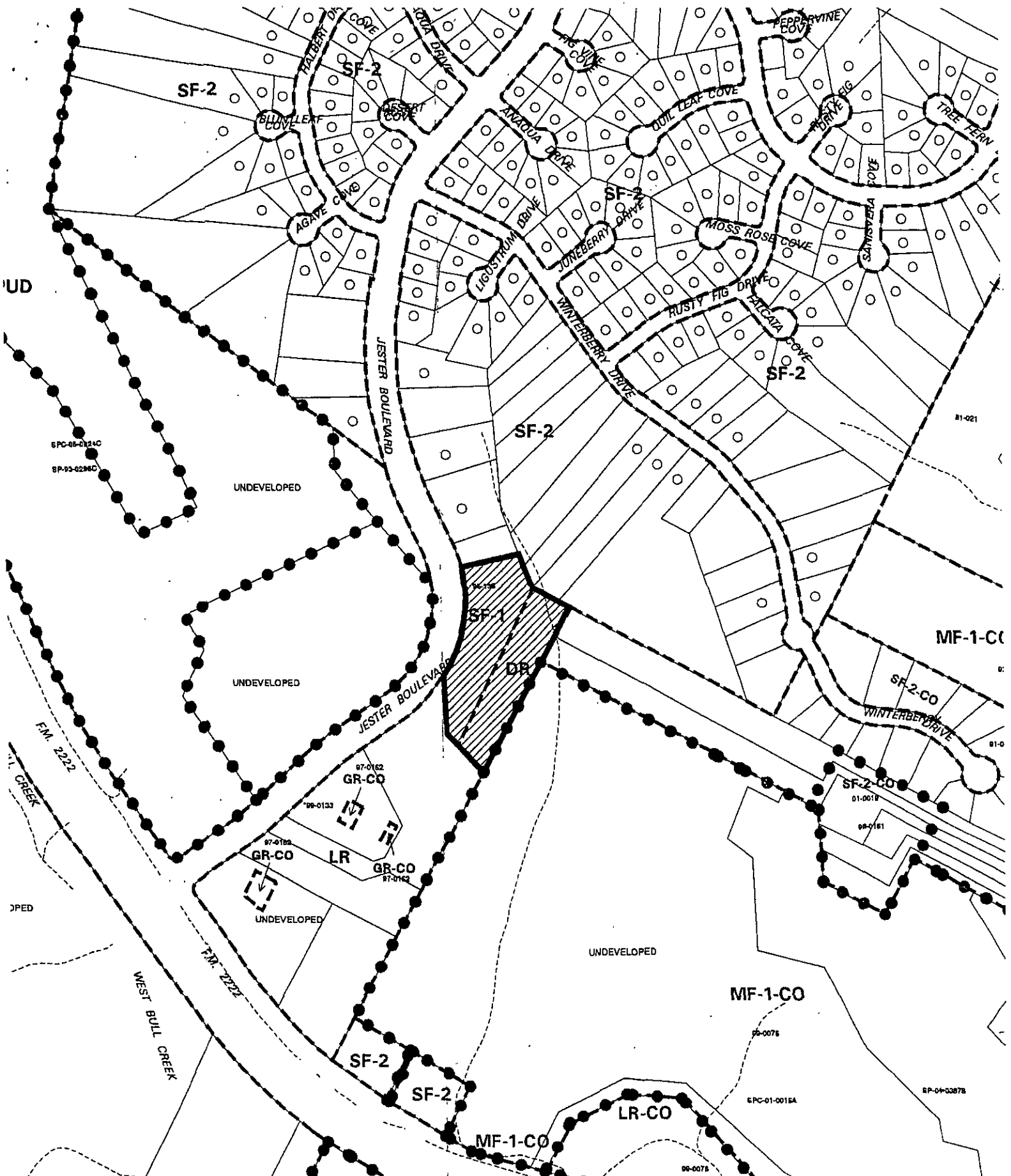
**PART 3.** This ordinance takes effect on July 3, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, June 22, 2006      §  
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                                         §  
                                         \_\_\_\_\_  
                                         Will Wynn  
                                         Mayor

**APPROVED:** \_\_\_\_\_  
                                 David Allan Smith  
                                 City Attorney

**ATTEST:** \_\_\_\_\_  
                                 Shirley A. Gentry  
                                 City Clerk



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: J. ROUSSELIN

CASE #: C14-06-0060  
 ADDRESS: JESTER BLVD  
 SUBJECT AREA (acres): 3.640

ZONING EXHIBIT A  
 DATE: 06-03  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 F31