

ORDINANCE NO. \_\_\_\_\_

Revised 68

Aug. 10, 2006

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 GOODRICH AVENUE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-5-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 family residence (SF-3) district to urban family residence-conditional overlay (SF-5-CO) combining district on the property described in Zoning Case No. C14-06-0099, on file at the Neighborhood Planning and Zoning Department, as follows:

1.0 acre tract of land, more or less, out of the Isaac Decker Survey as described in Document #2002155062, Official Public Records of Travis County Texas (the "Property"),

locally known as 2105 Goodrich Avenue 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. 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.
2. A 40-foot wide vegetative buffer shall be provided and maintained along the east property line. Improvements permitted within the buffer zones are limited to parking, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
3. A 10-foot building setback shall apply along the north property line.

- 1 4. A 70-foot building setback shall apply along the east property line, within which a  
2 natural detention pond shall be located. Parking is to be permitted within this setback  
3 area.  
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5 5. A building constructed along the north property line may not exceed one story in  
6 height if it is constructed between 10 feet and 20 feet of the north property line.  
7  
8 6. A building constructed along the north property line may not exceed two stories in  
9 height if it is located in an area anywhere from 20 feet of the north property line to the  
10 middle of the Property.  
11  
12 7. All buildings directly adjacent to Goodrich Avenue shall be oriented to face Goodrich  
13 Avenue.  
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15 8. Two additional parking spaces over the number of total parking spaces required by  
16 Section 25-6-471 (*Off-Street Parking Facility Required*) must be provided and may be  
17 located within the building setback along the east property line.  
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19 9. Two parking spaces are required for each dwelling unit.  
20  
21 10. No more than 10 dwelling units shall be permitted on the Property.  
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23 Except as specifically restricted under this ordinance, the Property may be developed and  
24 used in accordance with the regulations established for the (SF-5) base district and other  
25 applicable requirements of the City Code.  
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27 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.  
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30 **PASSED AND APPROVED**

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32 §  
33 §  
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\_\_\_\_\_, 2006

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Will Wynn  
Mayor

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39 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk

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