

#54

ORDINANCE NO. 200611

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2206-2210 THORNTON ROAD 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 C14-06-0182, on file at the Neighborhood Planning and Zoning Department, as follows

Lots 18 and 19, Block 2, Fredericksburg Road Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in an instrument recorded in Document No 2006098442, of the Official Public Records of Travis County, Texas,

locally known as 2206-2210 Thornton 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 50 percent impervious cover
- 2 Development of the Property for a residential use other than a condominium residential use may not exceed 14 dwelling units as set forth below
 - the maximum single-family residential units is 14,
 - the maximum single-family attached residential units is 14,
 - the maximum small lot single-family residential units is 14,
 - the maximum duplex residential units is 14 and
 - the maximum two-family residential units is 14
- 3 Section 25-6-478 (C) (*Reduced Parking in Certain Geographic Areas*) does not apply to the Property

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2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the urban family residence (SF-5)
4 base district and other applicable requirements of the City Code

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6 **PART 3.** This ordinance takes effect on _____, 2006

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9 **PASSED AND APPROVED**

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11 _____, 2006

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Will Wynn
Mayor

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18 **APPROVED:** _____

ATTEST: _____

19 David Allan Smith
City Attorney

20 Shirley A Gentry
City Clerk