

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3505 VILLA COURT FROM FAMILY RESIDENCE**
3 **(SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-**
4 **CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to townhouse and
10 condominium residence-conditional overlay (SF-6-CO) combining district on the property
11 described in Zoning Case No. C14-2009-0155, on file at the Planning and Development
12 Review Department, as follows:

13
14 Lot 2, Block 5, Freewater Addition, a subdivision in the City of Austin, Travis
15 County, Texas, according to the map or plat of record in Plat Book 2, Page 235, of
16 the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 3505 Villa Court, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

- 23
24 A. A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.
- 28
29 B. Development of the Property shall comply with the following regulations:
- 30
31 1. The maximum density is 13 detached dwelling units.
32 2. The maximum height is two stories.
33 3. The maximum height is 35 feet.
34 4. The maximum impervious cover is 47 percent.
35

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk