

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1303 ROBERT E. LEE ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM**
4 **RESIDENCE-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. C14-2010-0126, on file at the Planning and Development
12 Review Department, as follows:
13

14 A 1.586 acre (69,088 sq. ft.) tract of land, more or less, out of the Henry P. Hill
15 League No. 2, Travis County, the tract of land being more particularly described
16 by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),
18

19 locally known as 1303 Robert E. Lee Road, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
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25 A. The maximum number of dwelling units is 14 detached units.
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27 B. The maximum height of a building or structure is two stories.
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29 C. The maximum height of a building or structure is 35 feet from ground level.
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31 D. The maximum impervious cover is 50 percent.
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33 E. A five-foot wide vegetative buffer shall be established and maintained along the
34 west property line that abuts Robert E. Lee Road. Improvements permitted within
35 the buffer zone are limited to drainage, underground utility improvements or those
36 improvements that may be otherwise required by the City of Austin or specifically
37 authorized in this ordinance.

Except as otherwise 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

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Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk