

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6701, 6825 ½ AND 7045 ½ RIALTO BOULEVARD IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT FOR TRACTS 1, 2 AND 3.

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 general office-neighborhood plan (GO-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district for Tracts 1, 2 and 3 on the property described in Zoning Case No. C14-2016-0011, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 9B, Block A, a resubdivision of Lot 9, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201500204 of the Official Public Records of Travis County, Texas, and;

Tract 2:

Lot 7, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, and;

Tract 3:

Lot 8, Block A, Rialto Park at Lantana Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200100096 of the Official Public Records of Travis County, Texas, (cumulatively known as the "Property"),

locally known as 6701, 6825 ½ and 7045 ½ Rialto Boulevard in the City of Austin, Travis County, Texas, 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:

A. Development of the Property shall comply with the following regulations:

1. The average maximum density is 17 dwelling units per acre.
2. The maximum number of units is 370 dwelling units.
3. The minimum front yard setback is 25 feet.
4. The minimum site area for each residential unit is:
 - 2,500 square feet for each efficiency,
 - 3,000 square feet for each 1 bedroom unit and,
 - 3,500 square feet each 2 or more bedroom units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20081211-098 that established zoning for the Oak Hill Combined Neighborhood Plan.

PART 4. This ordinance takes effect on _____, 2016.

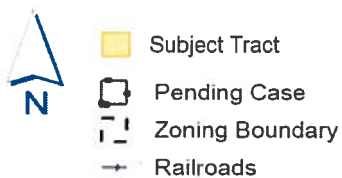
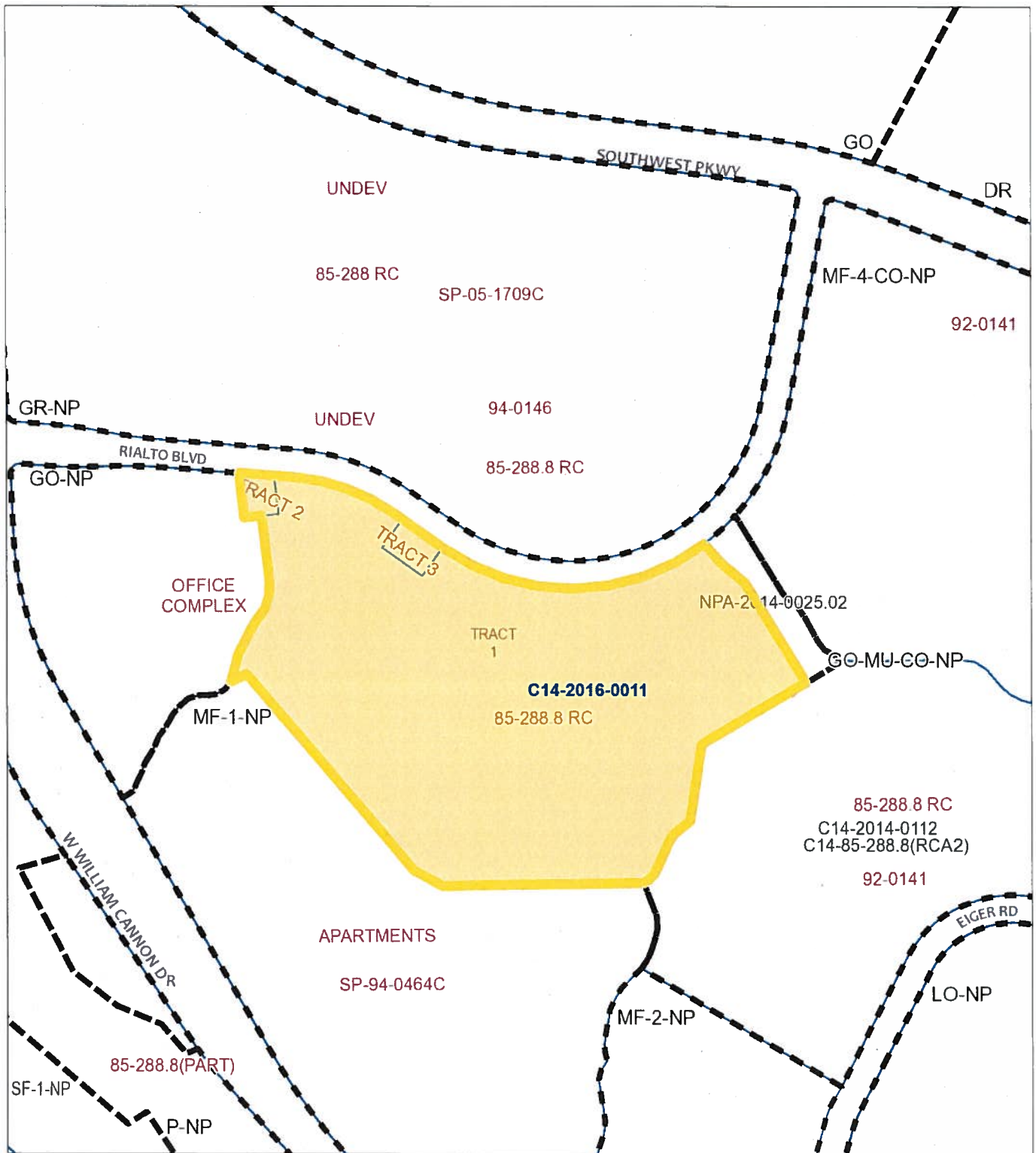
PASSED AND APPROVED

www

_____, 2016

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



200 400 Feet

1" = 400'

ZONING

ZONING CASE#: C14-2016-0011

Exhibit A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.