ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3300 OAK CREEK DRIVE FROM INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 industrial park-conditional overlay (IP-CO) combining district and rural residence (RR) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2016-0023.SH, on file at the Planning and Zoning Department, as follows:

> Lot 1, Block A, Hydrolab subdivision, a subdivision in Travis County, Texas, as recorded in Volume 102, Page 98 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3300 Oak Creek Drive 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 not exceed 90 residential units.

B. Development of the Property is limited to 30% impervious coverage.

C. A building or parking facility may not be constructed within the 75-foot wide setback along the north, south, and west property lines. Interior driveways may not be constructed within this 75-foot wide setback except for emergency access use as may be determined by the City.

D. The maximum height of a building or structure 75 feet from the northern property line to within 150 feet from the southern property line may not exceed 42 feet.

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E. The maximum height of a building or structure from the critical water quality line along the eastern side of the Property to within 100 feet from the western property line may not exceed 52 feet.

F. The maximum height of a building or structure on the remainder of the Property may not exceed 35 feet.

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. This ordinance takes effect on _____, 2017.

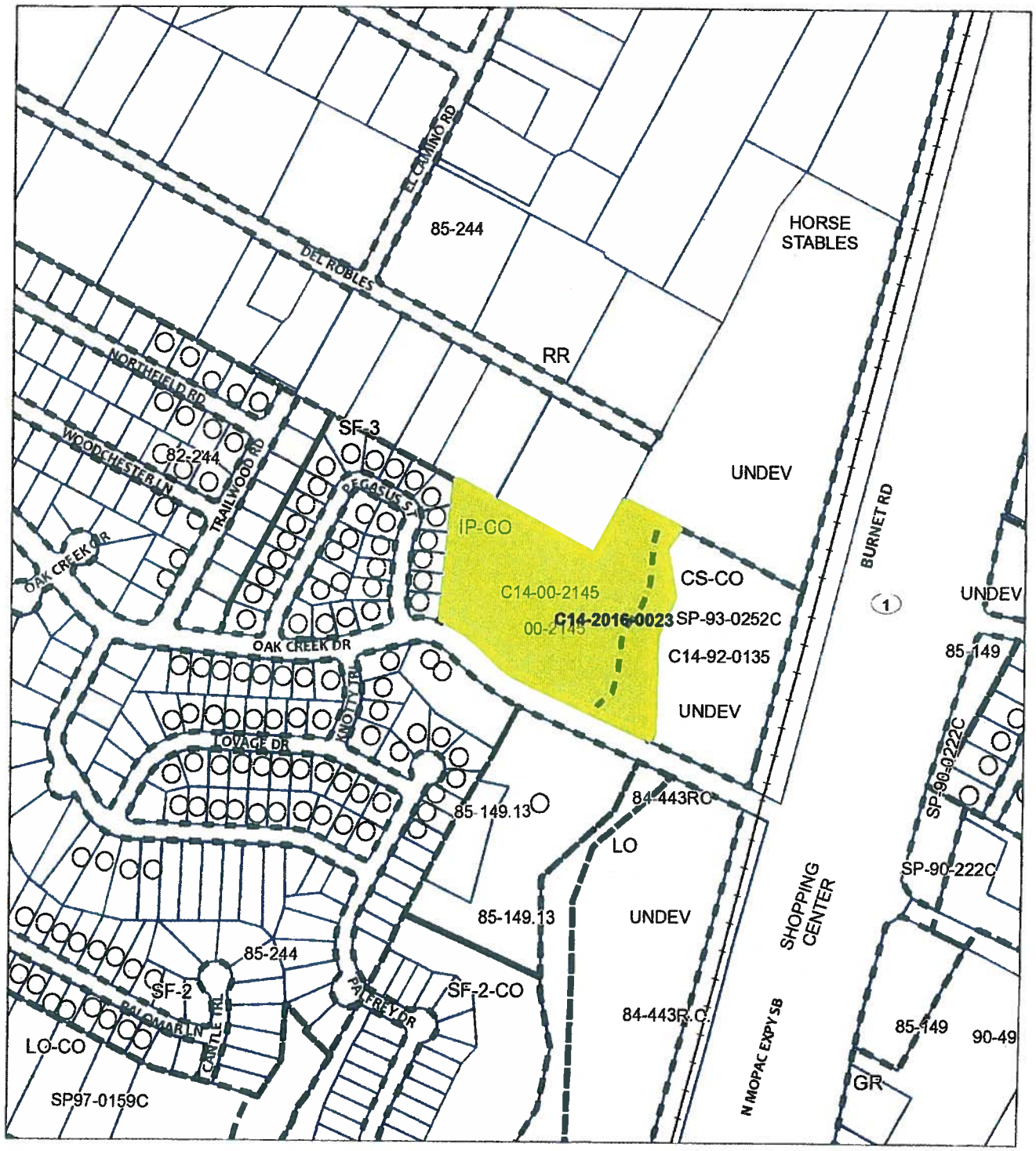
PASSED AND APPROVED

§
§
_____, 2017 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

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Subject Tract
Pending Case
Zoning Boundary
Railroads

200 400 Feet

1" = 400 '

ZONING

ZONING CASE#: C14-2016-0023. SH

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.