

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2126 GOODRICH AVENUE FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 multifamily residence medium density (MF-3) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2018-0047.SH, on file at the Planning and Zoning Department, as follows:

Lot 2, Goodrich subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 57, Page 48, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 2126 Goodrich Avenue 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. A 25-foot wide building setback shall be established and maintained on the Property adjacent to Bluebonnet Lane.
- B. The maximum height of a building or structure on the Property shall be limited to 40 feet.
- C. Development of the Property may not exceed an impervious coverage of 65%.
- D. Development of the Property is limited to 120 residential units.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily

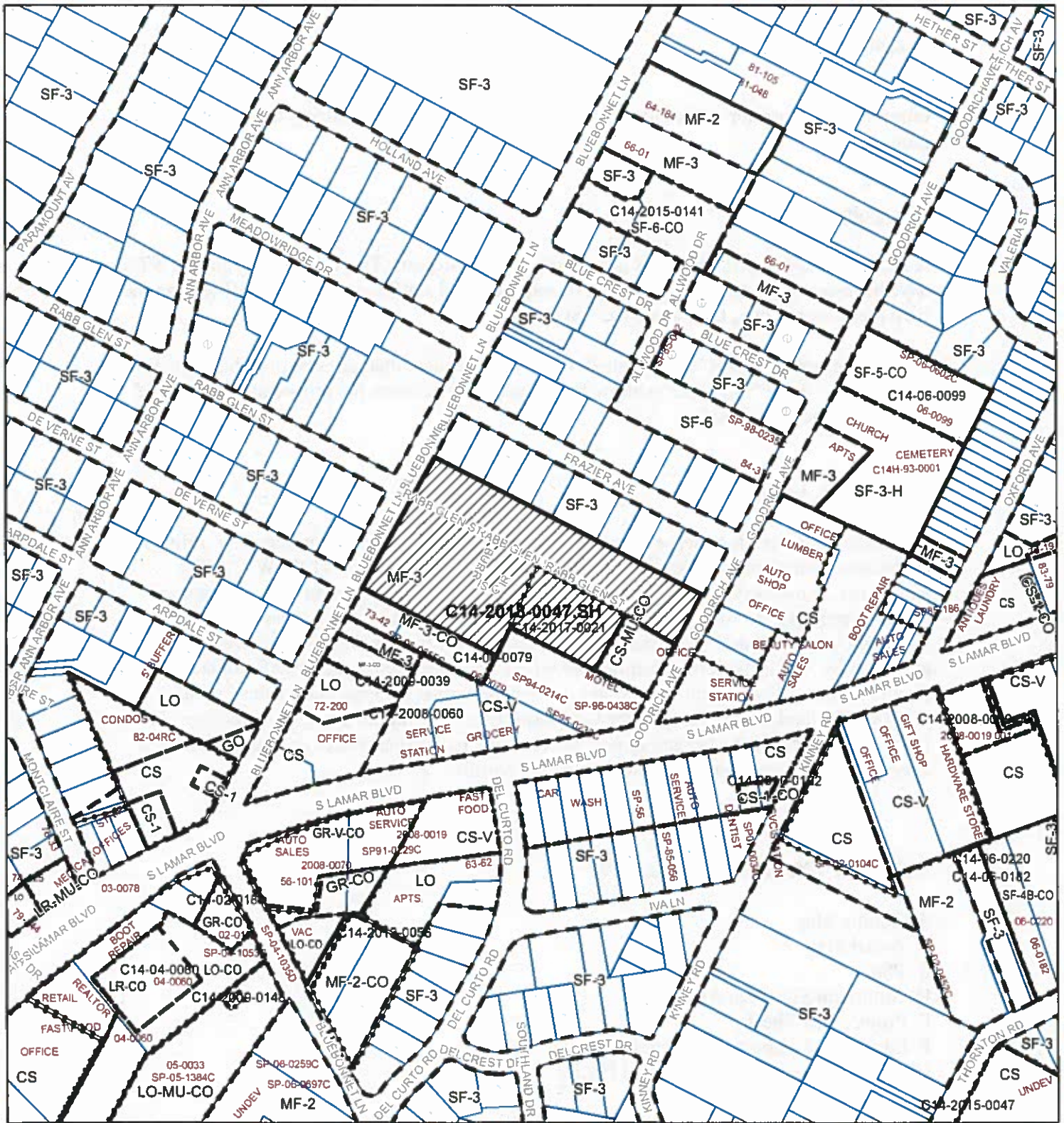
1 residence moderate-high density (MF-4) district and other applicable requirements of the
2 City Code.

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4 **PART 4.** This ordinance takes effect on _____, 2018.

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6 **PASSED AND APPROVED**

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8 §
9 §
10 _____, 2018 § _____
11 Steve Adler
12 Mayor

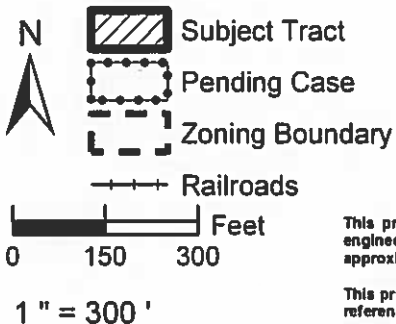
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15 **APPROVED:** _____ **ATTEST:** _____
16 Anne L. Morgan Jannette S. Goodall
17 City Attorney City Clerk
18



ZONING

Case#: C14-2018-0047.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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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