

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7501, 7503, 7505, 7507, 7509, AND 7511 COOPER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-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 development reserve (DR) district and single-family residence standard lot (SF-2) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2019-0100, on file at the Planning and Zoning Department, as follows:

Lot 1, Cooper Lane Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 16, Page 48, Plat Records of Travis County, Texas, and

Lots 1-A, 2-A, 3-A, 4-A, and 5-A, Resubdivision Lot 2 Cooper Lane Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 62, Page 83, Plat Records of Travis County, Texas (collectively referred to as the “Property”),

locally known as 7501, 7503, 7505, 7507, 7509, and 7511 Cooper Lane 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:

An amended neighborhood traffic analysis is required at the time of site plan to reflect existing traffic (vehicles per day) and projected vehicles per day from approved projects in order to account for the cumulative impact of planned developments on Cooper Lane.

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

1 condominium residence (SF-6) base district and other applicable requirements of the City  
2 Code.

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4 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2020.

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6 **PASSED AND APPROVED**

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8 §  
9 §  
10 \_\_\_\_\_, 2020 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor

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15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Jannette S. Goodall  
17 City Attorney City Clerk  
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**Created: 8/16/2019**