

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, AND 5106 LIGHTFIELD LANE; AND LIGHTFIELD LANE (LOT 10, BLOCK B); AND 1160, 1162, 1164, AND 1166 MASON AVENUE (ALL FORMERLY KNOWN AS 4908 LOTT AVENUE) IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0135.SH, on file at the Housing and Planning Department, as follows:

Lots 1-4, Block A, and Lots 1-15, Block B, LIGHTFIELD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201900065, Travis County, Texas (the “Property”),

locally known as 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, and 5106 Lightfield Lane; and Lightfield Lane (Lot 10, Block B); and 1160, 1162, 1164, and 1166 Mason Avenue (all formerly known as 4908 Lott 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:

Development of the Property may not exceed an impervious coverage of 51%.

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

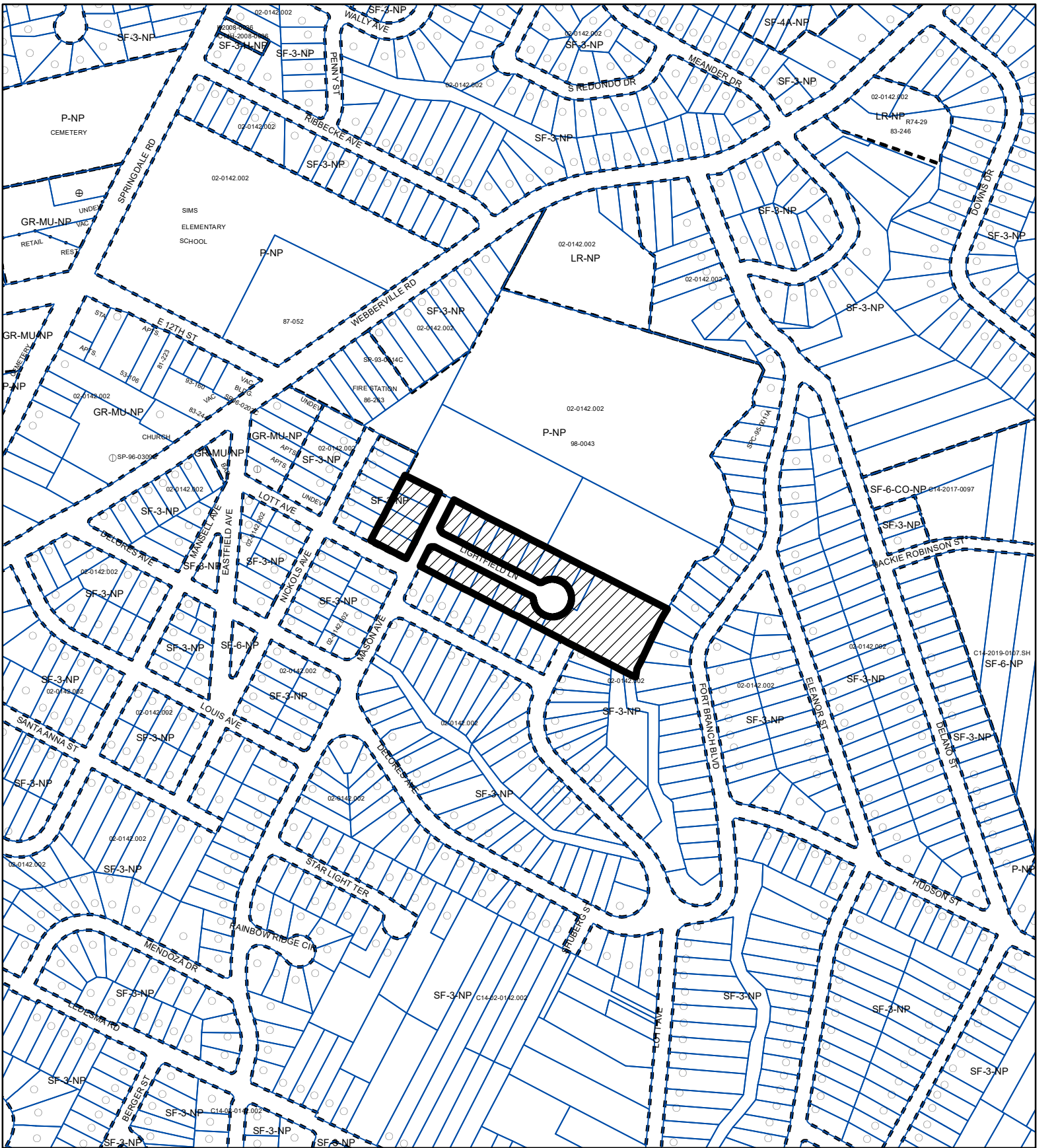
1 **PART 4.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning  
2 for the MLK-183 Neighborhood Plan.

3  
4 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

5  
6 **PASSED AND APPROVED**

7  
8 §  
9 §  
10 \_\_\_\_\_, 2021 § \_\_\_\_\_  
11 Steve Adler  
12 Mayor  
13

14  
15 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
16 Anne L. Morgan Jannette S. Goodall  
17 City Attorney City Clerk  
18



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2020-0135.SH

Exhibit A



1" = 400'

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.

**Created: 11/18/2020**