

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 402 CORRAL LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 single family residence standard lot (SF-2) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0199, on file at the Planning and Development Review Department, as follows:

Lots 32 and 33, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 285, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 402 Corral Lane, in the City of Austin, Travis County, Texas, and 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. The maximum number of residential units on the Property is three.
- B. The maximum number of residential units on the Property is 0.5267 units per acre.
- C. The maximum building coverage is 14.34 percent.
- D. The maximum impervious cover is 62 percent.
- E. The following uses are prohibited uses of the Property:

Agricultural sales & services
Art workshop
Automotive repair services

Art gallery
Automotive rentals
Automotive sales

1 Automotive washing (of any type)	Bail bond services
2 Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
3 Building maintenance services	Business or trade school
4 Business support services	Campground
5 Commercial blood plasma center	Club or lodge
6 College & university facilities	Commercial off-street parking
7 Communications services	Communication service facilities
8 Community events	Community garden
9 Community recreation (private)	Community recreation (public)
10 Congregate living	Consumer repair services
11 Convenience storage	Condominium residential
12 Counseling services	Custom manufacturing
13 Day care services (commercial)	Day care services (general)
14 Day care services (limited)	Drop-off recycling collection facility
15 Duplex residential	Electronic prototype assembly
16 Electronic testing	Equipment repair services
17 Equipment sales	Exterminating services
18 Financial services	Food preparation
19 Food sales	Funeral services
20 General retail sales (convenience)	General retail sales (general)
21 Group residential	Guidance services
22 Hospital services (general)	Hospital services (limited)
23 Hotel-motel	Indoor entertainment
24 Indoor sports & recreation	Kennels
25 Laundry service	Limited warehousing & distribution
26 Maintenance & service facilities	Medical offices (exceeding 5000 sq.ft.
27 Medical offices (not exceeding	gross floor area)
28 5000 sq.ft. gross floor area)	Monument retail sales
29 Off-site accessory parking	Outdoor entertainment
30 Outdoor sports & recreation	Pawn shop services
31 Personal improvement services	Personal services
32 Pet services	Plant nursery
33 Printing & publishing	Private primary educational facilities
34 Private secondary educational facilities	Public primary educational facilities
35 Public secondary educational facilities	Professional office
36 Research services	Restaurant (general)
37 Restaurant (limited)	Safety services
38 Service station	Single family residential
39 Single family attached residential	Small lot single family residential
40 Software development	Theater

1 Townhouse & condominium residential Two-family residential
2 Urban farm Vehicle storage
3 Veterinary services
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5 Except as otherwise specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the general
7 commercial services (CS) base district, the mixed use combining district, and other
8 applicable requirements of the City Code.
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10 **PART 3.** This ordinance takes effect on _____, 2011.
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12 **PASSED AND APPROVED**
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15 _____, 2011
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17 _____
18 Lee Leffingwell
19 Mayor
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22 **APPROVED:** _____
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Karen M. Kennard
City Attorney
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ATTEST: _____

Shirley A. Gentry
City Clerk

