

ORDINANCE NO. 20110623-114

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

Automotive washing (of any type)
 Bed & breakfast (Group 1)
 Building maintenance services
 Business support services
 Commercial blood plasma center
 College & university facilities
 Communications services
 Community events
 Community recreation (private)
 Congregate living
 Convenience storage
 Counseling services
 Day care services (commercial)
 Day care services (limited)
 Duplex residential
 Electronic testing
 Equipment sales
 Financial services
 Food sales
 General retail sales (convenience)
 Group residential
 Hospital services (general)
 Hotel-motel
 Indoor sports & recreation
 Laundry service
 Maintenance & service facilities
 Medical offices (not exceeding
 5000 sq.ft. gross floor area)
 Off-site accessory parking
 Outdoor sports & recreation
 Personal improvement services
 Pet services
 Printing & publishing
 Private secondary educational facilities
 Public secondary educational facilities
 Research services
 Restaurant (limited)
 Service station
 Single family attached residential
 Software development

Bail bond services
 Bed & breakfast (Group 2)
 Business or trade school
 Campground
 Club or lodge
 Commercial off-street parking
 Communication service facilities
 Community garden
 Community recreation (public)
 Consumer repair services
 Condominium residential
 Custom manufacturing
 Day care services (general)
 Drop-off recycling collection facility
 Electronic prototype assembly
 Equipment repair services
 Exterminating services
 Food preparation
 Funeral services
 General retail sales (general)
 Guidance services
 Hospital services (limited)
 Indoor entertainment
 Kennels
 Limited warehousing & distribution
 Medical offices (exceeding 5000 sq.ft.
 gross floor area)
 Monument retail sales
 Outdoor entertainment
 Pawn shop services
 Personal services
 Plant nursery
 Private primary educational facilities
 Public primary educational facilities
 Professional office
 Restaurant (general)
 Safety services
 Single family residential
 Small lot single family residential
 Theater

Townhouse residential
Urban farm
Veterinary services

Two-family residential
Vehicle storage

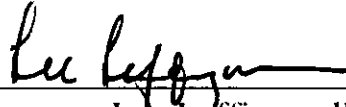
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

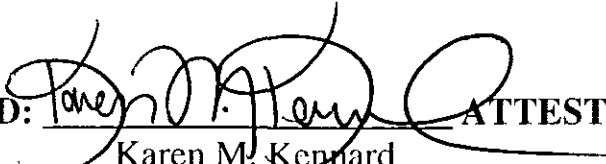
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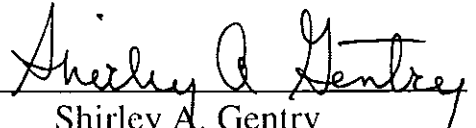
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

