

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2508 MITCHELL LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-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 (SF-2) district and development reserve (DR) district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2011-0070, on file at the Planning and Development Review Department, as follows:

Lots 26 and 27, Ford Oaks Annex Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 7, Page 5, Plat Records of Travis County, Texas (the "Property"),

locally known as 2508 Mitchell 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 following applies to Lot 26:

- 1) Development of the property may not exceed two residential units.
- 2) The maximum density is 0.4 dwelling units per acre.
- 3) The following uses are prohibited uses of the property:

Duplex residential

Retirement housing (small site)

Single family attached residential

1 B. The following applies to Lot 27:

- 2
- 3 1) Development of the property may not exceed two residential units.
- 4
- 5 2) The maximum density is 0.7 dwelling units per acre.
- 6
- 7 3) The following uses are prohibited uses of the property:

8 Two family residential

9 Retirement housing (small site)

10 Single family attached residential

11

12 Except as otherwise specifically restricted under this ordinance, the Property may be

13 developed and used in accordance with the regulations established for the family residence

14 (SF-3) base district, and other applicable requirements of the City Code.

15

16 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

17

18

19 **PASSED AND APPROVED**

20

21 §

22 §

23 §

24 \_\_\_\_\_, 2011

25 Lee Leffingwell

26 Mayor

27

28 **APPROVED:** \_\_\_\_\_

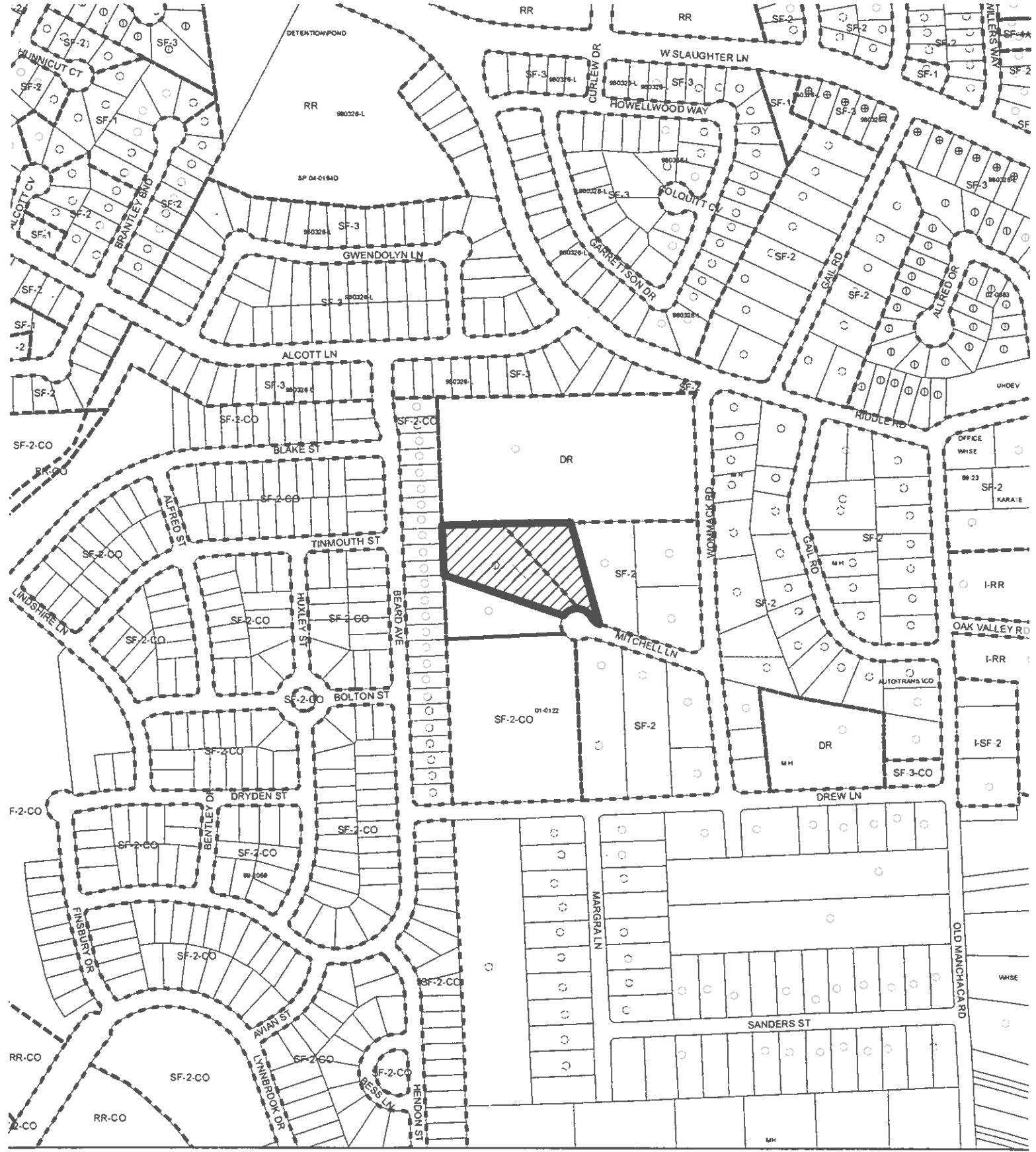
29 Karen M. Kennard

30 City Attorney





**ATTEST:** \_\_\_\_\_

Shirley A. Gentry

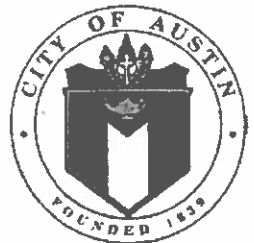
City Clerk



# ZONING EXHIBIT A

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0070  
 LOCATION: 2508 MITCHELL LN  
 SUBJECT AREA: 2.270 AC.  
 GRID: D14  
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.