

**ORDINANCE NO. 20110825-102**

**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

Single family attached residential

Retirement housing (small site)

B. The following applies to Lot 27:

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

## Two family residential

Retirement housing (small site)

Single family attached residential

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 5, 2011.

**PASSED AND APPROVED**

August 25\_\_\_\_\_, 2011

www.wwnorton.com

Lee H. Wigman

Lee Leffingwell  
Mayor

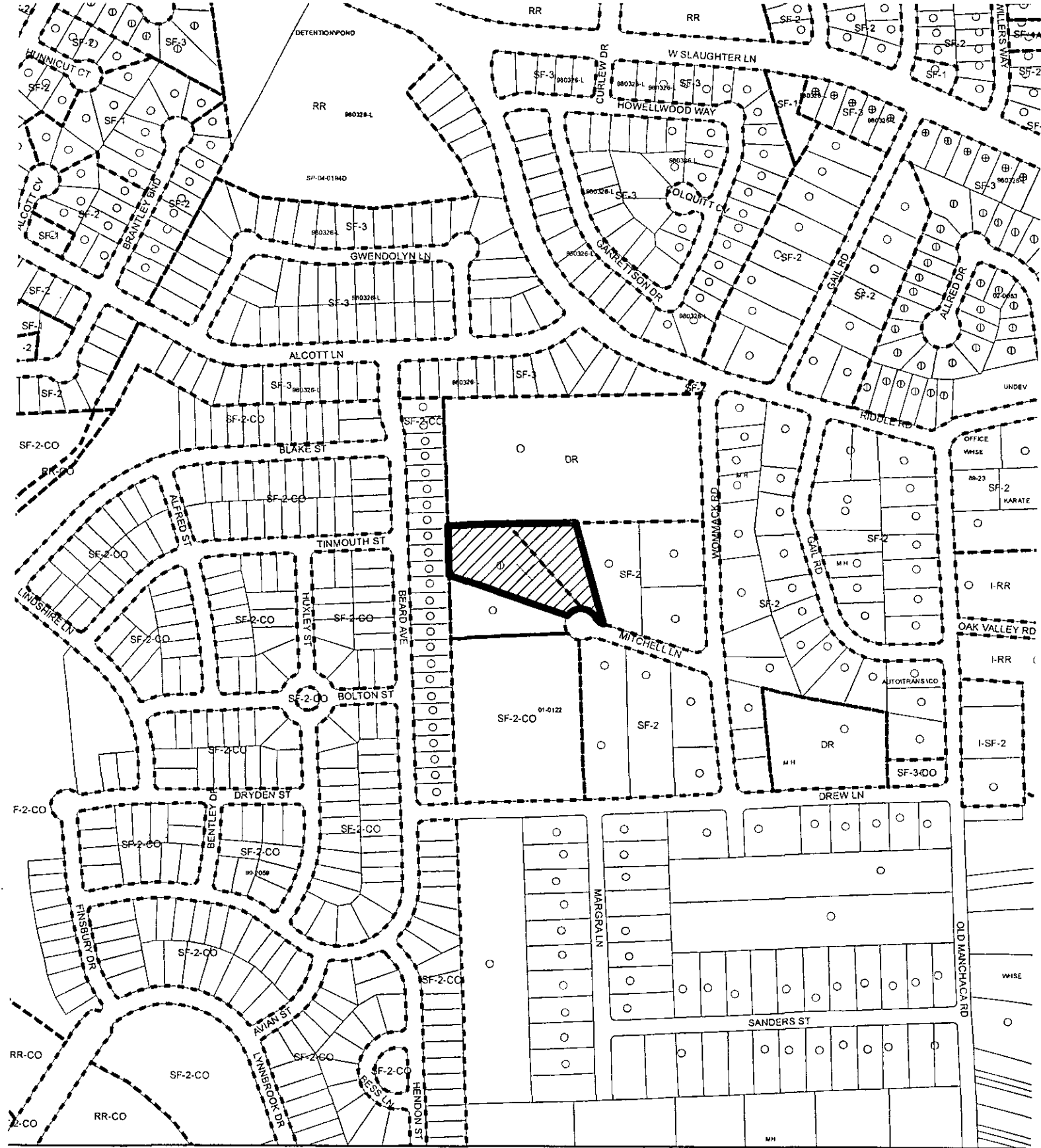
**APPROVED:**

Karen M. Kennard  
City Attorney





**ATTEST:**

Shirley A. Gentry

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

