ORDINANCE NO. ____________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2309 MONTOPOLIS DRIVE AND 6500 CARSON RIDGE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-5-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 family residence-neighborhood plan (SF-3-NP) combining district to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0070, on file at the Planning and Development Review Department, as follows:

1.0 acre tract of land, more or less, out of the Santiago Del Valle Grant Survey, Abstract No. 24, the tract of land being more particularly described in Document No. 2013143754 of the Official Public Records of Travis County, Texas (the “Property”),

locally known as 2309 Montopolis Drive and 6500 Carson Ridge in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “A”.

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

The following uses are prohibited uses of the Property:

Club or lodge                        College and university facilities
Communication service facilities      Community events
Community recreation (private)       Community recreation (public)
Cultural services                    Day care services (commercial)
Day care services (general)
Private primary educational facilities
Public primary educational facilities

Day care services (limited)
Private secondary educational facilities
Public secondary educational facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the urban family residence (SF-5) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on ____________________________, 2014.

PASSED AND APPROVED

______________________________, 2014

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Lee Leffingwell
Mayor

APPROVED: ________________________ ATTEST: ________________________

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk