

**ORDINANCE NO. 20140828-115**

**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 are subject to the following conditions:

A. 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

- B. Development of the Property shall not exceed 9 residential units.
- C. Development of the Property shall not exceed an average of 9 residential units per acre.

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.

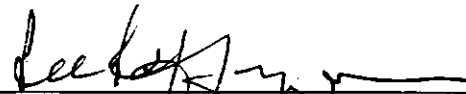
**PART 4.** The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

**PART 5.** This ordinance takes effect on September 8, 2014.

**PASSED AND APPROVED**

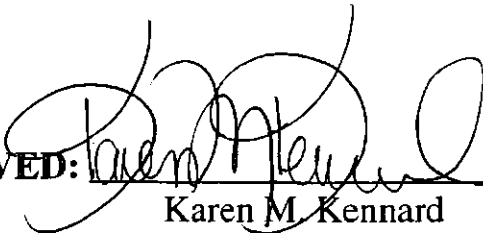
August 28, 2014

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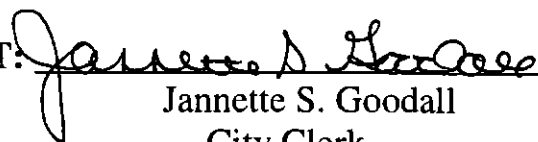
Lee Leffingwell  
Mayor

APPROVED:

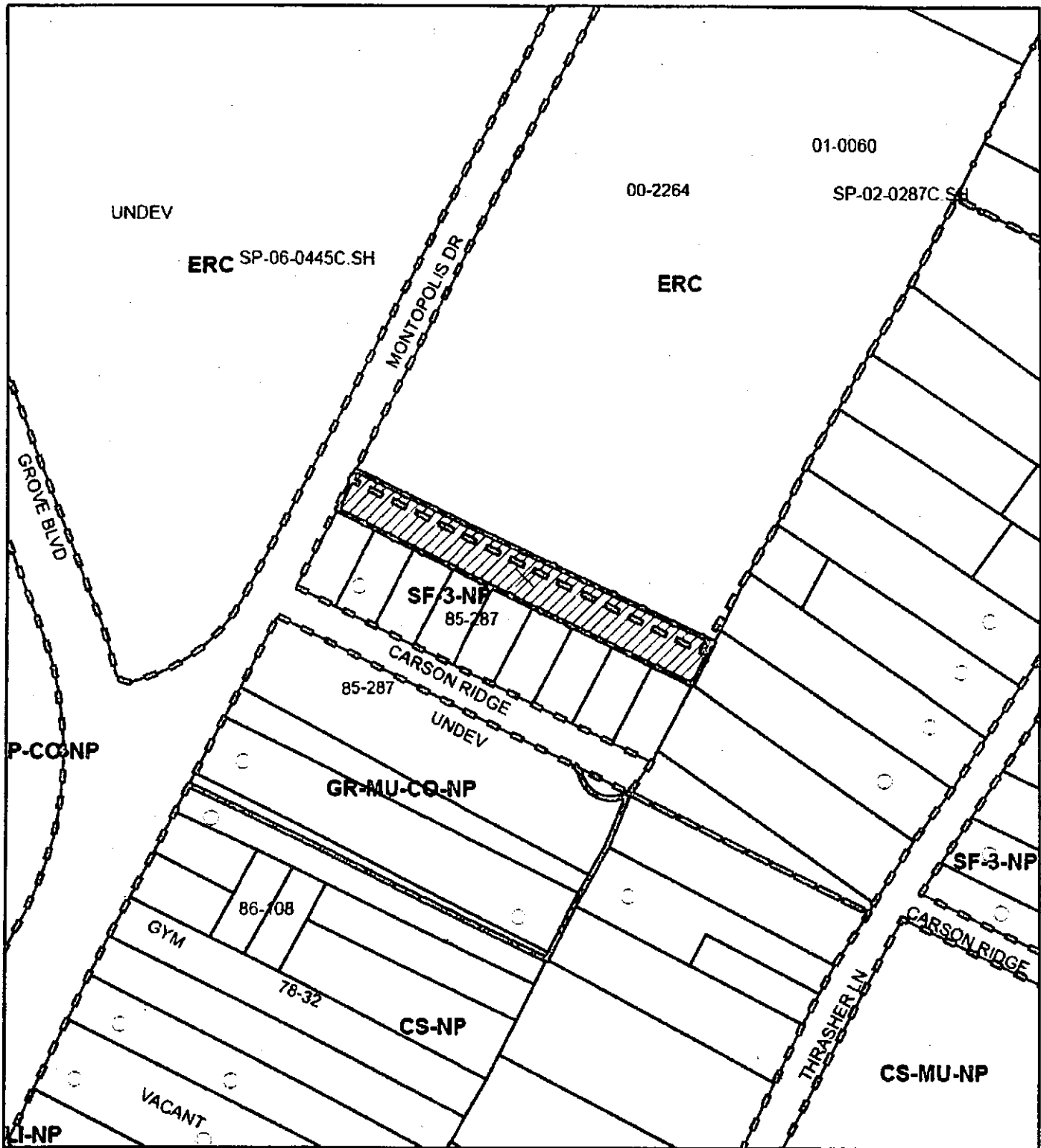





Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
C14-2014-0070



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Exhibit A – Zoning Map**