

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2309 MONTOPOLIS DRIVE AND 6500 CARSON  
3 RIDGE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY  
4 RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO  
5 URBAN FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD  
6 PLAN (SF-5-CO-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district family residence-neighborhood plan (SF-3-NP) combining district  
12 to urban family residence-conditional overlay-neighborhood plan (SF-5-CO-NP)  
13 combining district on the property described in Zoning Case No. C14-2014-0070, on file at  
14 the Planning and Development Review Department, as follows:

15  
16 1.0 acre tract of land, more or less, out of the Santiago Del Valle Grant Survey,  
17 Abstract No. 24, the tract of land being more particularly described in Document  
18 No. 2013143754 of the Official Public Records of Travis County, Texas (the  
19 "Property"),

20  
21 locally known as 2309 Montopolis Drive and 6500 Carson Ridge in the City of Austin,  
22 Travis County, Texas, and generally identified in the map attached as Exhibit "A".

23  
24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
25 Property may be developed and used in accordance with the regulations established for the  
26 urban family residence (SF-5) base district and other applicable requirements of the City  
27 Code.

28  
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
30 established by this ordinance are subject to the following conditions:

31  
32 A. The following uses are prohibited uses of the Property:

33  
Club or lodge  
Communication service facilities  
Community recreation (private)  
Cultural services  
College and university facilities  
Community events  
Community recreation (public)  
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

- 1  
2 B. Development of the Property shall not exceed 9 residential units.  
3  
4 C. Development of the Property shall not exceed an average of 9 residential units  
5 per acre.  
6

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

10  
11 **PART 4.** The Property is subject to Ordinance No. 010927-28 that established the  
12 Montopolis neighborhood plan combining district.

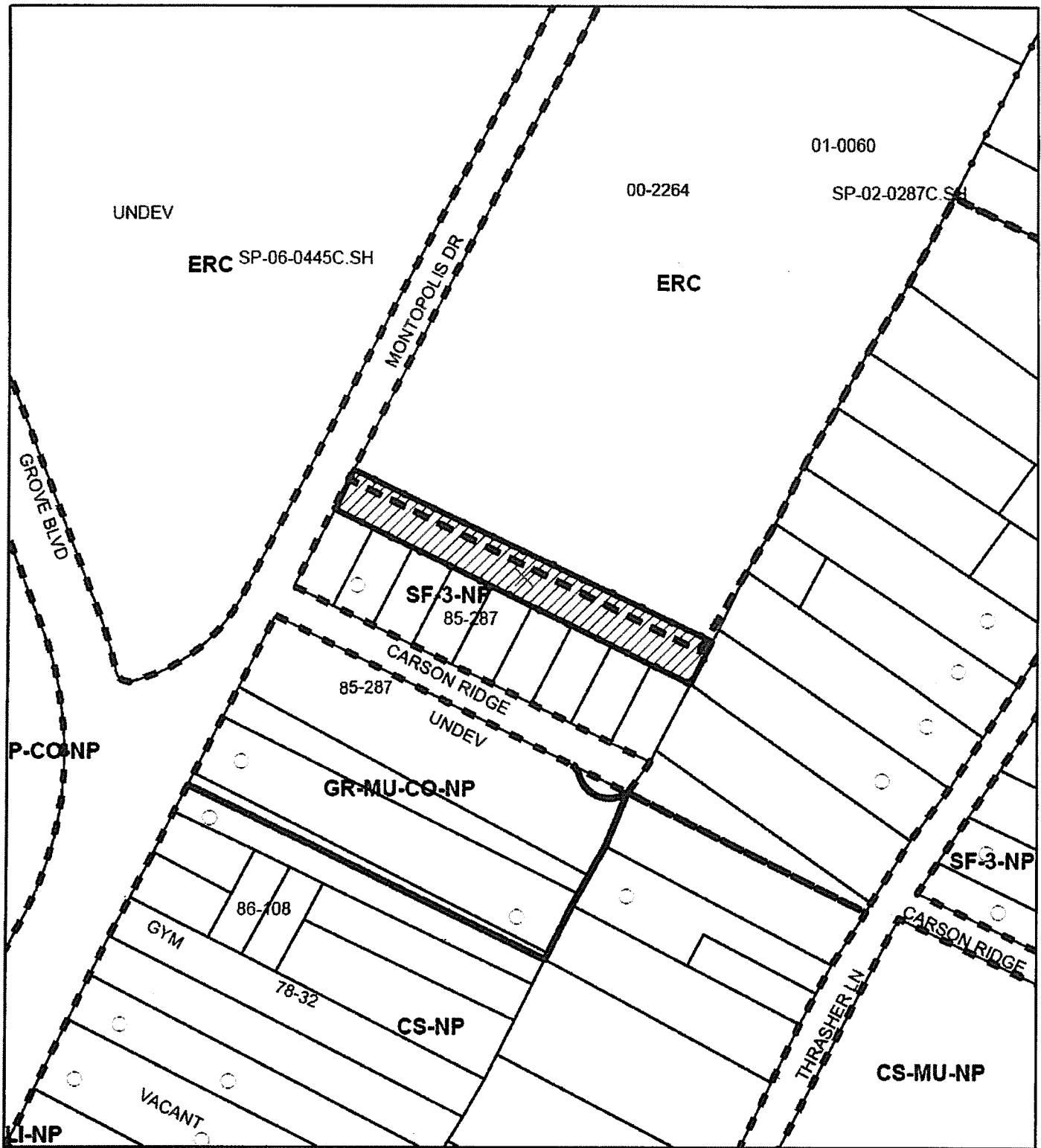
13  
14 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.  
15




16  
17 **PASSED AND APPROVED**

18  
19 §  
20 §  
21 \_\_\_\_\_, 2014 §  
22

23 Lee Leffingwell  
24 Mayor

25  
26 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
27 Karen M. Kennard Jannette S. Goodall  
28 City Attorney City Clerk



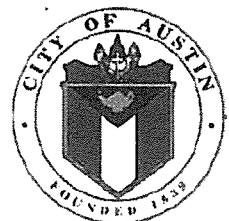
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**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