

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5715 STANDING ROCK DRIVE, FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE-FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-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 rural residence (RR) district to single-family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-2022-0159, on file at the Planning Department, as follows:

LOT 74, BLOCK "G", LONG CANYON III-A, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 97, Page 44 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5715 Standing Rock Drive in the City of Austin, Travis County, Texas, 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) Development of the Property shall comply with rural residential (RR) district site development regulations, except for impervious cover.
- (B) The maximum impervious cover is 30.6%.
- (C) The following uses are prohibited uses on the Property:

Bed and Breakfast

Conservation single family

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence large lot (SF-1) and other applicable requirements of the City Code.

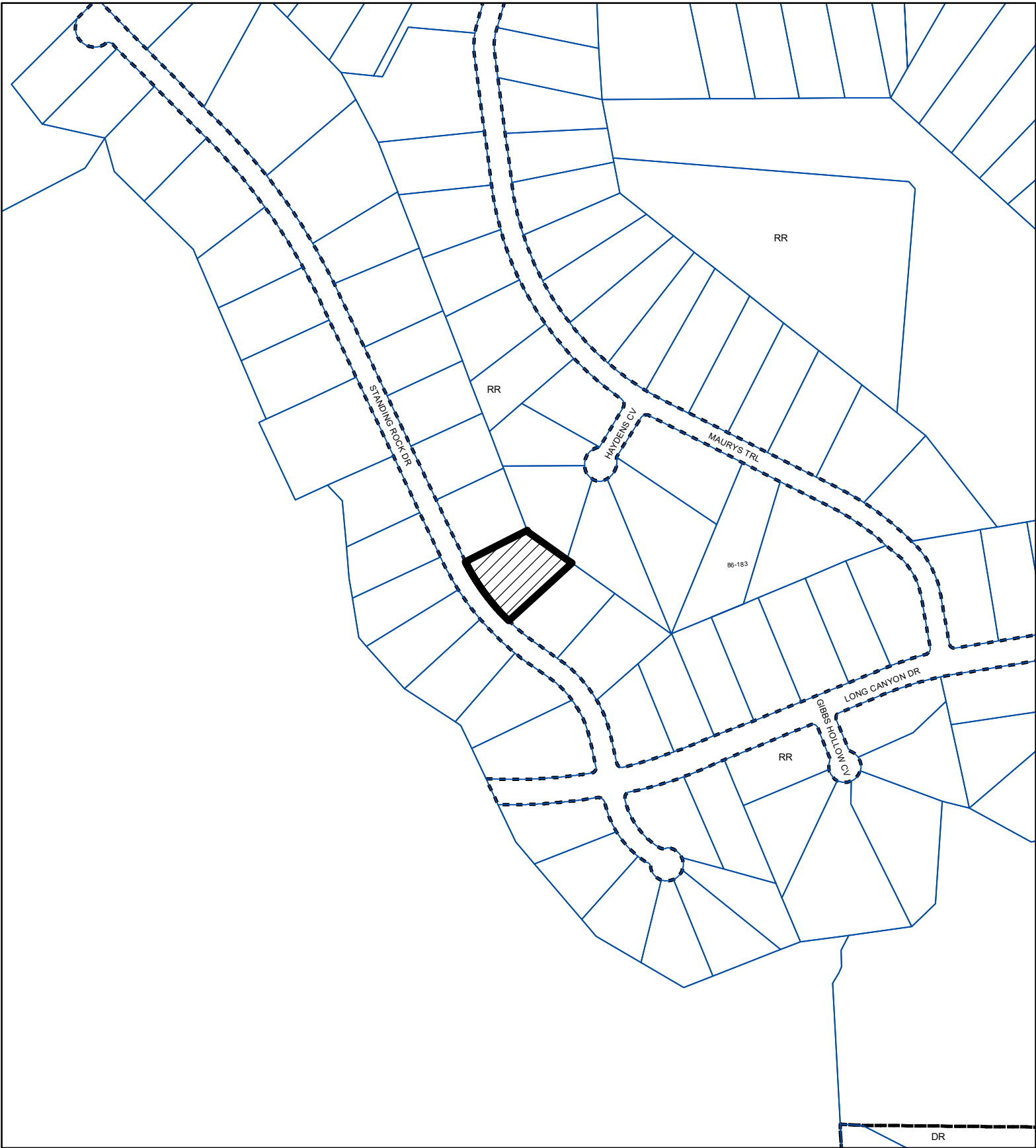
PART 4. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

_____, 2023 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0159

EXHIBIT A



1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

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