

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2205 NORTH LAMAR BOULEVARD AND 2209**
3 **SHOAL CREEK BOULEVARD IN THE WEST UNIVERSITY NEIGHBORHOOD**
4 **AREA FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT TO**
6 **GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-**
7 **NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general office-mixed use-conditional overlay-neighborhood
13 plan (GO-MU-CO-NP) combining district to general office-mixed use-conditional overlay-
14 neighborhood plan (GO-MU-CO-NP) combining district on the property (the "Property")
15 described in Zoning Case No. C14-2007-0013, on file at the Neighborhood Planning and
16 Zoning Department, as follows:

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18 Parcel One: Lots 15, 16, and the south part of Lot 14, Shoal Creek Boulevard Lots
19 Addition, a subdivision in the City of Austin, Travis County, Texas, according to
20 the map or plat of record in Volume 3, Page 218, of the Plat Records of Travis
21 County, Texas; the same tracts described as 0.648 acres in a deed of record in
22 Document No. 2005054997, of the Official Public Records of Travis County,
23 Texas (2205 North Lamar Blvd.-Tract 43); and

24
25 Parcel Two: Lot 13, Resubdivision of Lots 11, 12, and 13, Shoal Creek Boulevard
26 Lots Addition, a subdivision in the City of Austin, Travis County, Texas,
27 according to the map or plat of record in Volume 4, Page 4, of the Plat Records of
28 Travis County, Texas; the north part of Lot 14, Shoal Creek Boulevard Lots, a
29 subdivision in the City of Austin, Travis County, Texas, according to the map or
30 plat of record in Volume 3, Page 218, of the Plat Records of Travis County, Texas;
31 and a portion of West 22 ½ Street as vacated in Ordinance No. 630117-A and
32 recorded in Volume 2570, Page 647, Deed Records of Travis County, Texas; the
33 same tracts described in a deed of record in Document No. 2005059780, of the
34 Official Public Records of Travis County, Texas, (2209 Shoal Creek Blvd.-Tract
35 44),
36

1 locally known as 2205 North Lamar Boulevard and 2209 Shoal Creek Boulevard, in the
2 City of Austin, Travis County, Texas, and generally identified in the map attached as
3 Exhibit "A".
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5 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
6 Property may be developed and used in accordance with the regulations established for the
7 general office (GO) base district, the mixed use (MU) combining district, and other
8 applicable requirements of the City Code.
9

10 **PART 3.** The Property within the boundaries of the conditional overlay combining district
11 established by this ordinance is subject to the following conditions:
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- 13 A. A residential unit may not exceed 1,285 square feet of gross floor area.
14
15 B. A site plan or building permit for the Property may not be approved, released, or
16 issued, if the completed development or uses of the Property, considered cumulatively
17 with all existing or previously authorized development and uses, generate traffic that
18 exceeds 2,000 trips per day.
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20 C. Height restrictions on the Property apply as follows:
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22 1. A building or structure may not exceed a height of 575 feet above sea level on
23 the property described as Tract 1 in Exhibit "B" incorporated into this
24 ordinance.
25
26 2. A building or structure may not exceed a height of 570 feet above sea level on
27 the property described as Tract 2 in Exhibit "B" incorporated into this
28 ordinance.
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30 **PART 4.** The Property is subject to Ordinance No. 040826-57 that established the West
31 University neighborhood plan combining district, as amended by Ordinance No. 041007-
32 32.
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1 **PART 5.** This ordinance takes effect on _____, 2007.

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4 **PASSED AND APPROVED**

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6 §
7 §
8 _____, 2007 § _____

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk