

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2300 CEDAR BEND DRIVE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2007-0047, on file at the Neighborhood Zoning and Planning Department, as follows:

Lot 1, Block D, The Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 94, Pages 375-376, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2300 Cedar Bend Drive in the City of Austin, Travis County, Texas, and 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. A 15-foot wide vegetative buffer shall be established and maintained along and adjacent to the north property line.
- C. A 12-foot wide vegetative buffer shall be established and maintained along and adjacent to the east property line abutting residential zoning.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

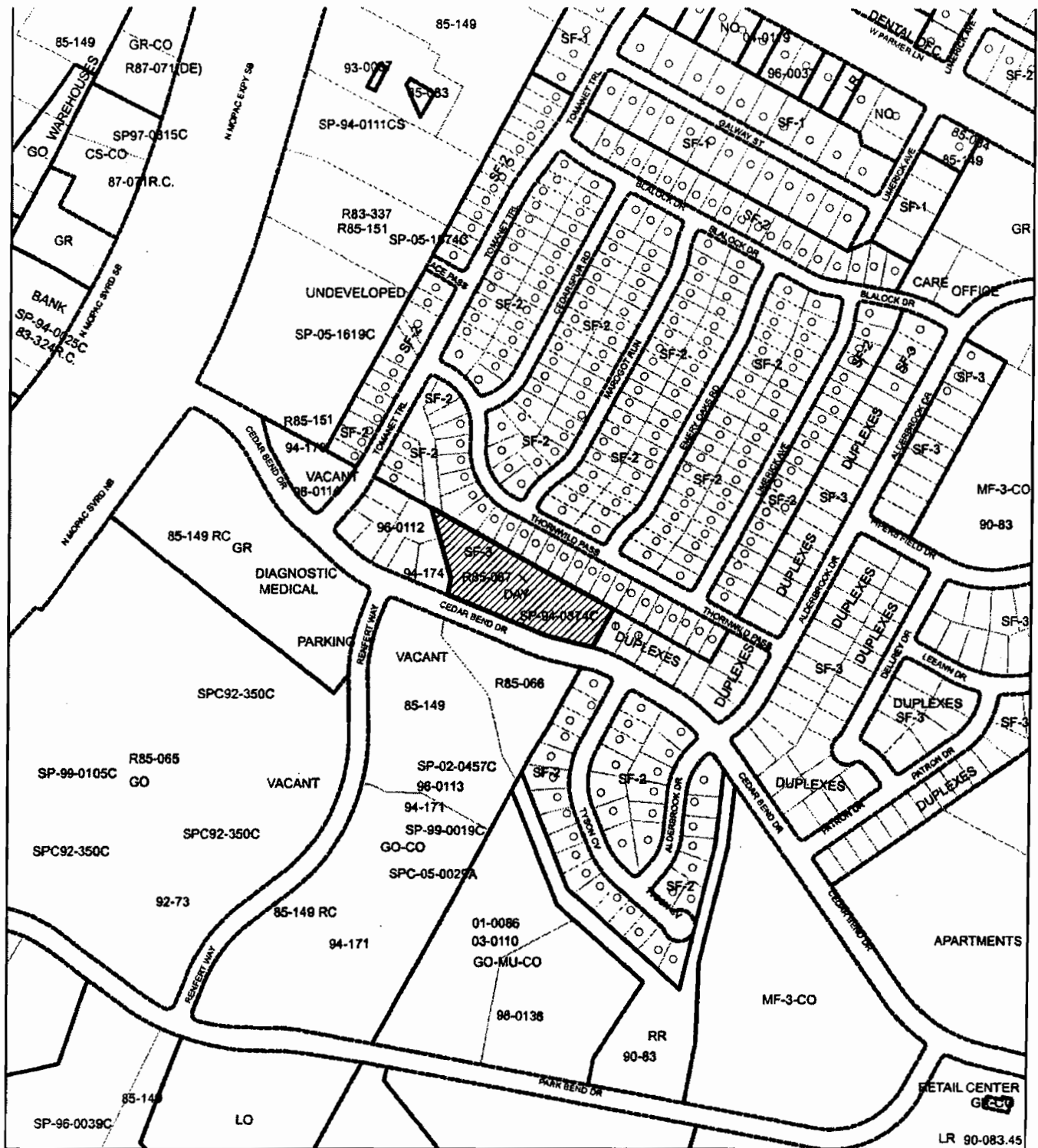
1 **PART 3.** This ordinance takes effect on _____, 2007.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2007 § _____
9

10 Will Wynn
11 Mayor

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



N
1" = 400'

Subject Tract
 Pending Cases
 Zoning Boundary

ZONING
 CASE#: C14-2007-0047
 ADDRESS: 2300 CEDAR BEND DR
 SUBJECT AREA: 2.65
 GRID: L34
 CASE MANAGER: J. ROUSSELIN



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.