

ORDINANCE NO _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12201, 12203 AND 12301 TOMANET TRAIL, 2312, 2316, 2400, 2402, AND 2404 CEDAR BEND DRIVE FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING 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 general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No C14-2007-0050, on file at the Neighborhood Zoning and Planning Department, as follows

Lot 1, Block D, Amended Plat of Lots 1 through 7, Block D, The Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No 200700161, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 12201, 12203 and 12301 Tomanet Trail, 2312, 2316, 2400, 2402, and 2404 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 Vehicular access from the Property to Tomanet Trail is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property
- C The maximum height of a building or structure is 50 feet

1 D A 15-foot wide vegetative buffer shall be provided and maintained along and
2 adjacent to the north property line

3
4 E The vegetative buffer shall include trees as an element of the landscaping
5 Improvements permitted within the buffer zone are limited to drainage,
6 underground utility improvements or those improvements that may be otherwise
7 required by the City of Austin or specifically authorized in this ordinance
8

9 F An 80 foot building setback shall be established from the north property line

10
11 G Vegetative screening shall be provided to screen the parking area from the view of
12 the adjacent residential property to the east
13

14 H The following uses are prohibited uses of the Property

15
16 Business or trade school
17 Off-site accessory parking
18 Restaurant (limited)
19 Personal services
20

Business support services
Printing and publishing
Guidance services
Hospital services (general)

21 I The following uses are conditional uses of the Property

22
23 College or university facilities
24 Hospital services (limited)
25

Congregate living
Private secondary educational facilities

26 J Except as specifically restricted under this ordinance, the Property may be
27 developed and used in accordance with the regulations established for the limited
28 office (LO) base district and other applicable requirements of the City Code

PART 3 This ordinance takes effect on _____, 2007

PASSED AND APPROVED

_____, 2007

§
§
§

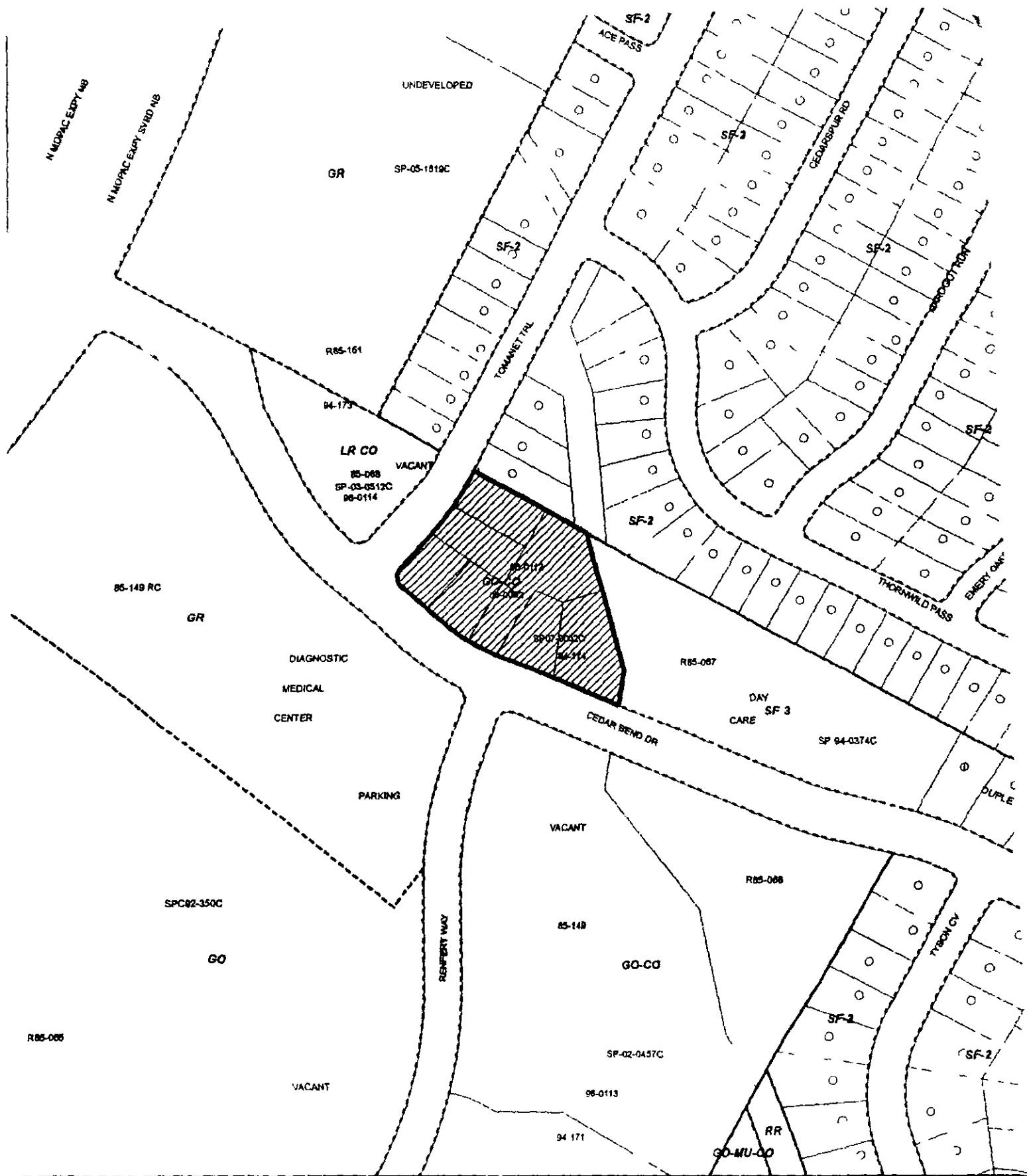
Will Wynn
Mayor

APPROVED

ATTEST

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



ZONING Exhibit A



Zoning Boundary

Pending Cases

CASE# C14-2007 0050
 ADDRESS 12203 Tomanet Trail
 SUBJECT AREA 1 730
 GRID L34

