

ORDINANCE NO. 20070607-084

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.

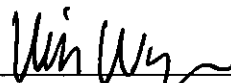
- D. A 15-foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line.
- E. The vegetative buffer shall include trees as an element of the landscaping. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- F. An 80 foot building setback shall be established from the north property line.
- G. Vegetative screening shall be provided to screen the parking area from the view of the adjacent residential property to the east.
- H. The following uses are prohibited uses of the Property:
- | | |
|----------------------------|-----------------------------|
| Business or trade school | Business support services |
| Off-site accessory parking | Printing and publishing |
| Restaurant (limited) | Guidance services |
| Personal services | Hospital services (general) |
- I. The following uses are conditional uses of the Property:
- | | |
|----------------------------------|--|
| College or university facilities | Congregate living |
| Hospital services (limited) | Private secondary educational facilities |
- J. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 18, 2007.

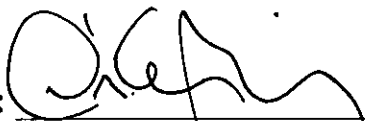
PASSED AND APPROVED

June 7, 2007

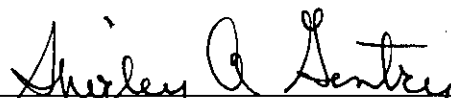
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk

