

**ORDINANCE NO. 20071108-089**

**AN ORDINANCE AMENDING ORDINANCE NO. 20070809-056, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 202 LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.**

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

**PART 1.** Ordinance No. 20070809-056 is amended to include the property identified in this Part in the University Hills neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning districts on a tract of land described in File C14-2007-0006, as follows:

Tract 202                      7506 & 7650 Ed Bluestein Blvd.,

(the "Property" as shown on Exhibit "A", *the Tract Map*),

generally known as the University Hills neighborhood plan combining district, locally known as the area bounded by U.S. Highways 290 and 183 on the north, U.S. Highway 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

Except as otherwise provided in this ordinance, the existing base zoning districts and conditions of the neighborhood plan remain in effect.

**PART 2.** The base zoning district for Tract 202 is changed from single family residence standard lot (SF-2) district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
202	7506, 7650 Ed Bluestein Blvd	SF-2	LO-CO-NP

**PART 3.** Except as specifically provided in Parts 4 and 5 of 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.

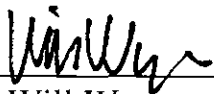
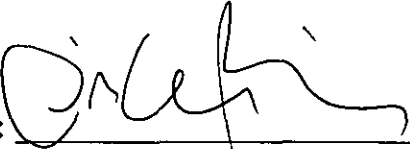
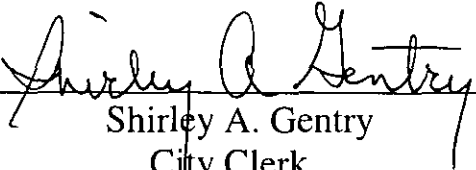
**PART 4.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the property is 35 feet from ground level.
- B. The maximum height of a building or structure on the property is two stories.
- C. Residential treatment use and club or lodge use are prohibited uses of the Property.

**PART 5.** The Property is subject to Ordinance No. 20070809-056 that established the University Hills neighborhood plan combining district.

**PART 6.** This ordinance takes effect on November 19, 2007.

**PASSED AND APPROVED**

November 8	§ § §	 Will Wynn Mayor
APPROVED:  David Allan Smith City Attorney	ATTEST:  Shirley A. Gentry City Clerk	



# University Hills Neighborhood Plan Combining District Tract Map for Rezoning: Tract 202

City of Austin NPZD  
November 2007

EXHIBIT A

