

ORDINANCE NO. 20071108-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11726 JOLLYVILLE ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 single family residence standard lot (SF-2) district and limited office (LO) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2007-0148, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot A, Summit Oaks Annex Subdivision, a subdivision in the City of Austin, Travis County, Texas, the property being more particularly described in a warranty deed of record in Volume 11351, Page 527, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 11726 Jollyville Road, 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. The maximum height of a building or structure on the Property is 35 feet from ground level.

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 November 19, 2007.

PASSED AND APPROVED

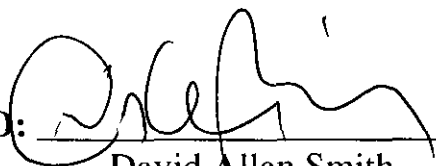
_____, November 8, 2007

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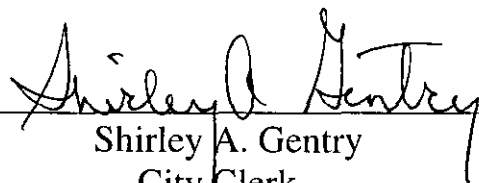
Will Wynn
Mayor

APPROVED:

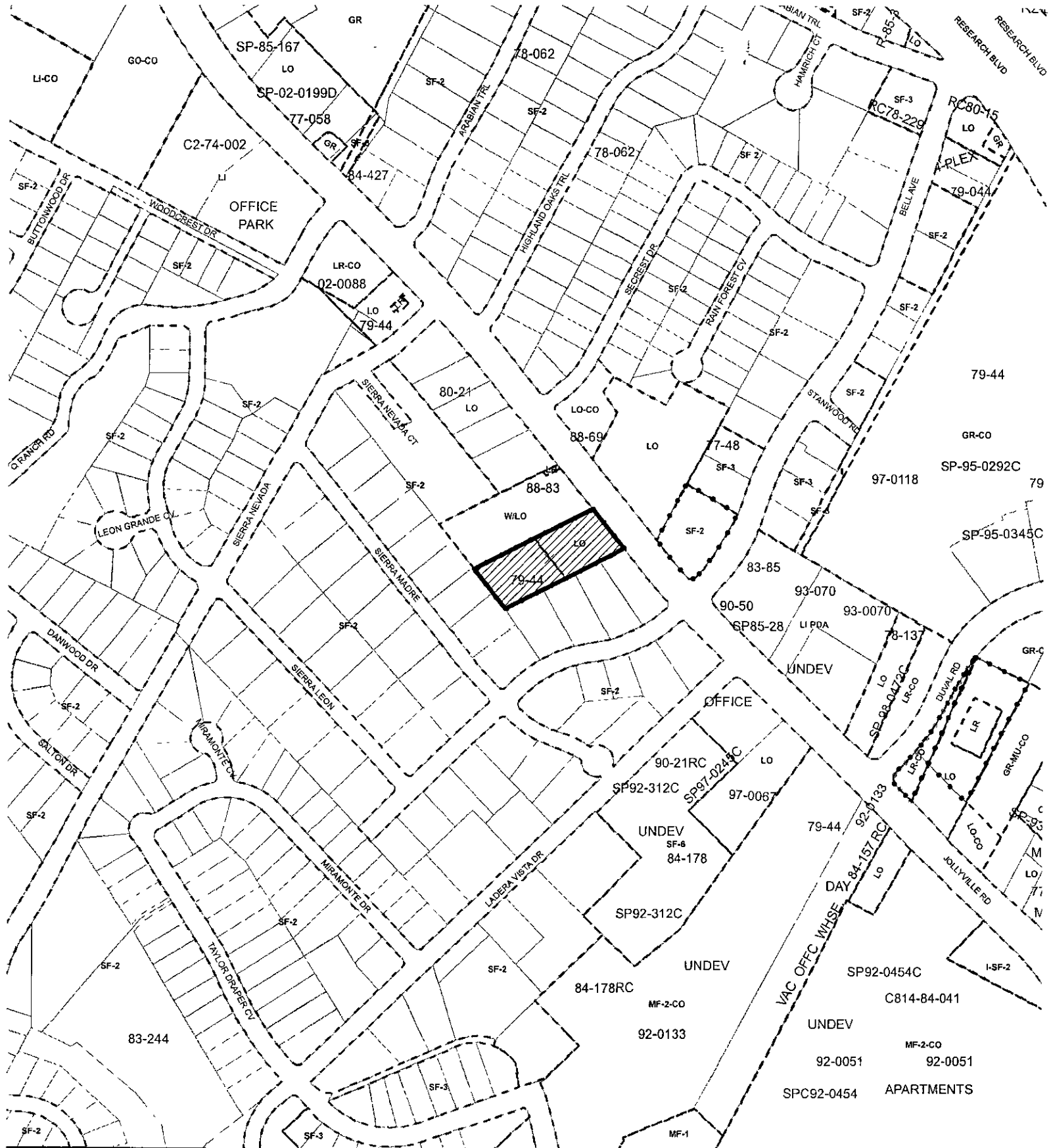


David Allan Smith
City Attorney


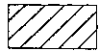

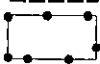
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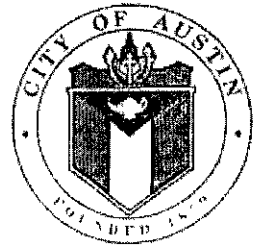
Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0148
ADDRESS: 11726 JOLLYVILLE RD
SUBJECT AREA: 1.53 ACRES
GRID: H35
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR SM

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