

**ORDINANCE NO. 20071129-066**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11701 JOLLYVILLE ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2007-0123, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block B, Summit Oaks Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 183, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11701 Jollyville Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

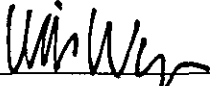
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

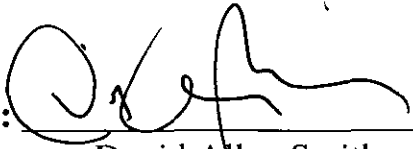
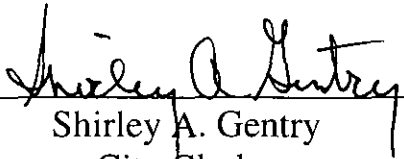
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

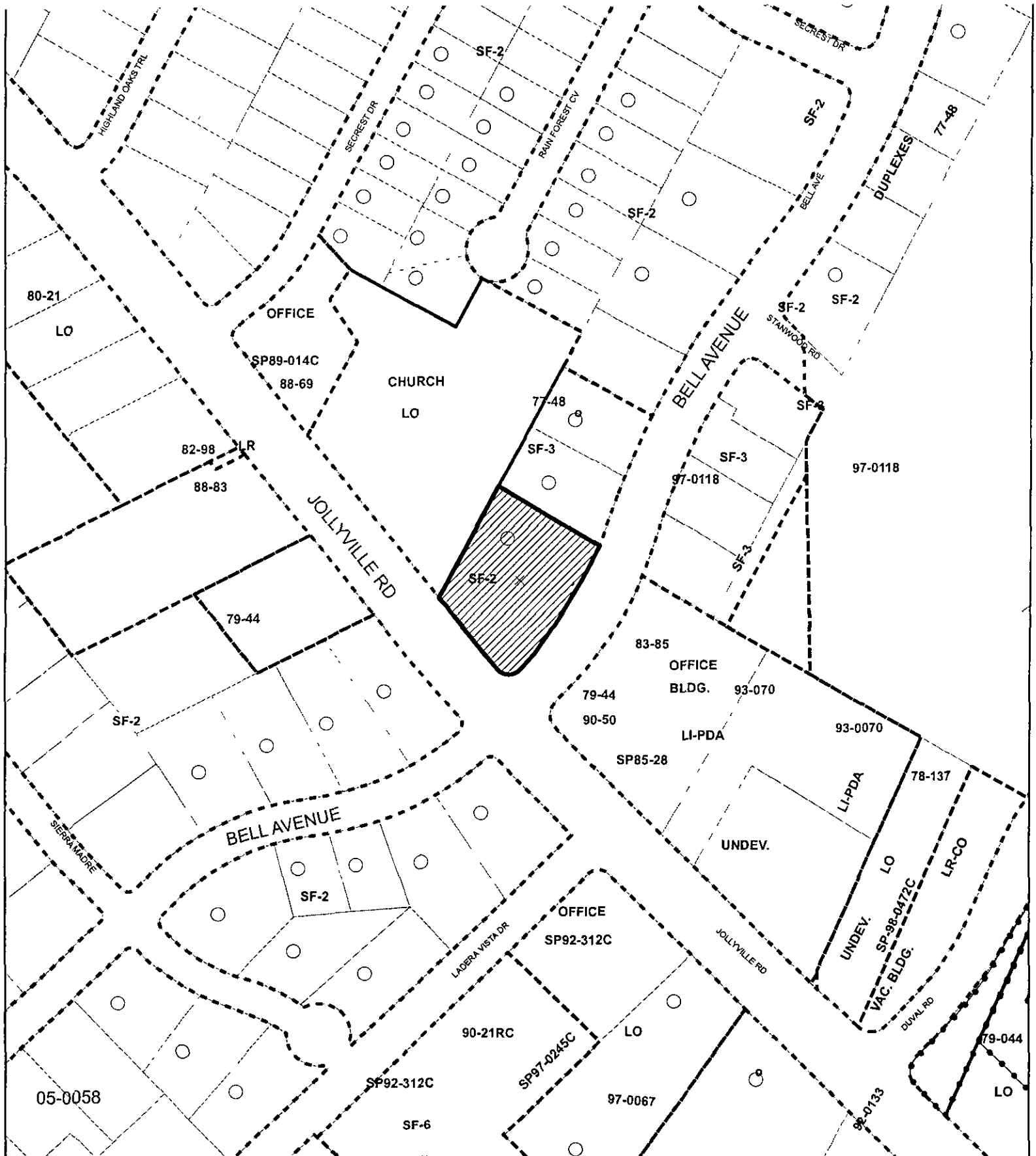
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 10, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, November 29\_\_\_\_\_, 2007      §  
   §  
   §        
   Will Wynn  
   Mayor

**APPROVED:**  **ATTEST:**   
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk



Subject Tract



Zoning Boundary



Pending Cases



# ZONING EXHIBIT A

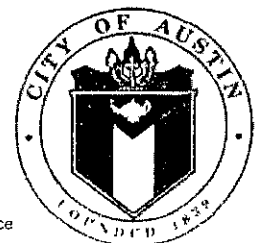
CASE#: C14-2007-0123

ADDRESS: 11701 JOLLYVILLE RD.

SUBJECT AREA: 0.918

GRID: H35

INTLS: TRC



1" = 200'

CASE MGR S SIRWAITTIS

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.