

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 11304 BRAKER LANE FROM SINGLE FAMILY**
3 **RESIDENCE STANDARD LOT (SF-2) DISTRICT TO NEIGHBORHOOD**
4 **COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from single family residence standard lot (SF-2) district to
10 neighborhood commercial-conditional overlay (LR-CO) combining district on the property
11 described in Zoning Case No. C14-2007-0221, on file at the Neighborhood Planning and
12 Zoning Department, as follows:

13
14 Lot 1, Braker Oaks Subdivision, a subdivision in the City of Austin, Travis
15 County, Texas, according to the map or plat of record in Plat Book 64, Page 8, of
16 the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 11304 Braker Lane, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

23
24 A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively with
26 all existing or previously authorized development and uses, generate traffic that exceeds
27 2,000 trips per day.

28
29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the neighborhood commercial (LR)
31 base district, and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2008.
3

4
5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2008 § _____

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

