

ORDINANCE NO. 20080131-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9706 ANDERSON MILL ROAD FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2007-0191, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Chapel of the Hills Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet F, Slide 201, of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 9706 Anderson Mill Road in the City of Austin, Williamson 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:

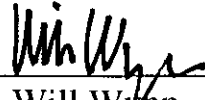

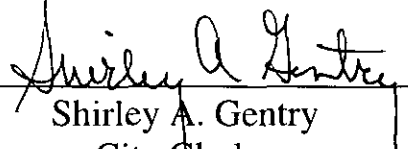
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following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

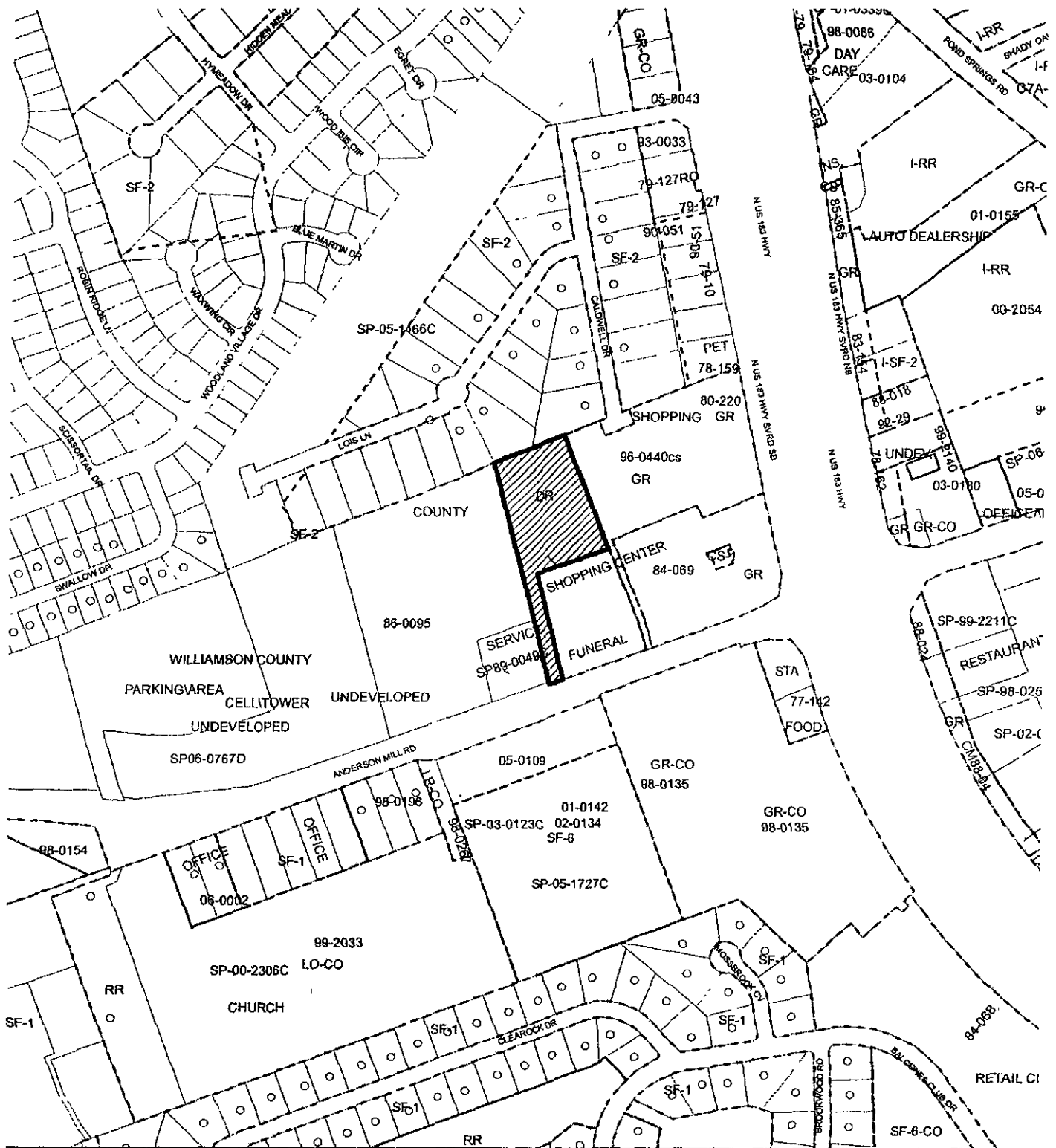
Urban farm	Club or lodge
College and university facilities	Community events
Community recreation (private)	Community recreation (public)
Congregate living	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Hospital services (limited)	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Residential treatment	Safety services

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.

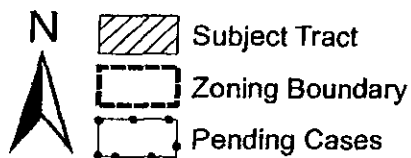
PART 3. This ordinance takes effect on February 11, 2008.

PASSED AND APPROVED

	§	
	§	
<u>January 31</u> , 2008	§	<u></u>
		Will Wynn
		Mayor
APPROVED: <u></u>	ATTEST:	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0191
 ADDRESS: 9706 ANDERSON MILL RD
 SUBJECT AREA: 2.73 ACRES
 GRID: F37-38
 MANAGER: S. SIRWATIS



1" = 400' OPERATOR: S MEEKS

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