

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5301 DUVAL ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO) 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 family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0064, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot A, less the north 19 feet, of the amended plat of Lot 2, The Fort Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 64, Page 11, of the Plat Records of Travis County, Texas; and,

Lot A, Hood and Pendergrass Subdivision III, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 88, Page 184, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5301 Duval 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 general office (GO) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
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4 **PASSED AND APPROVED**  
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6 \_\_\_\_\_, 2008  
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§  
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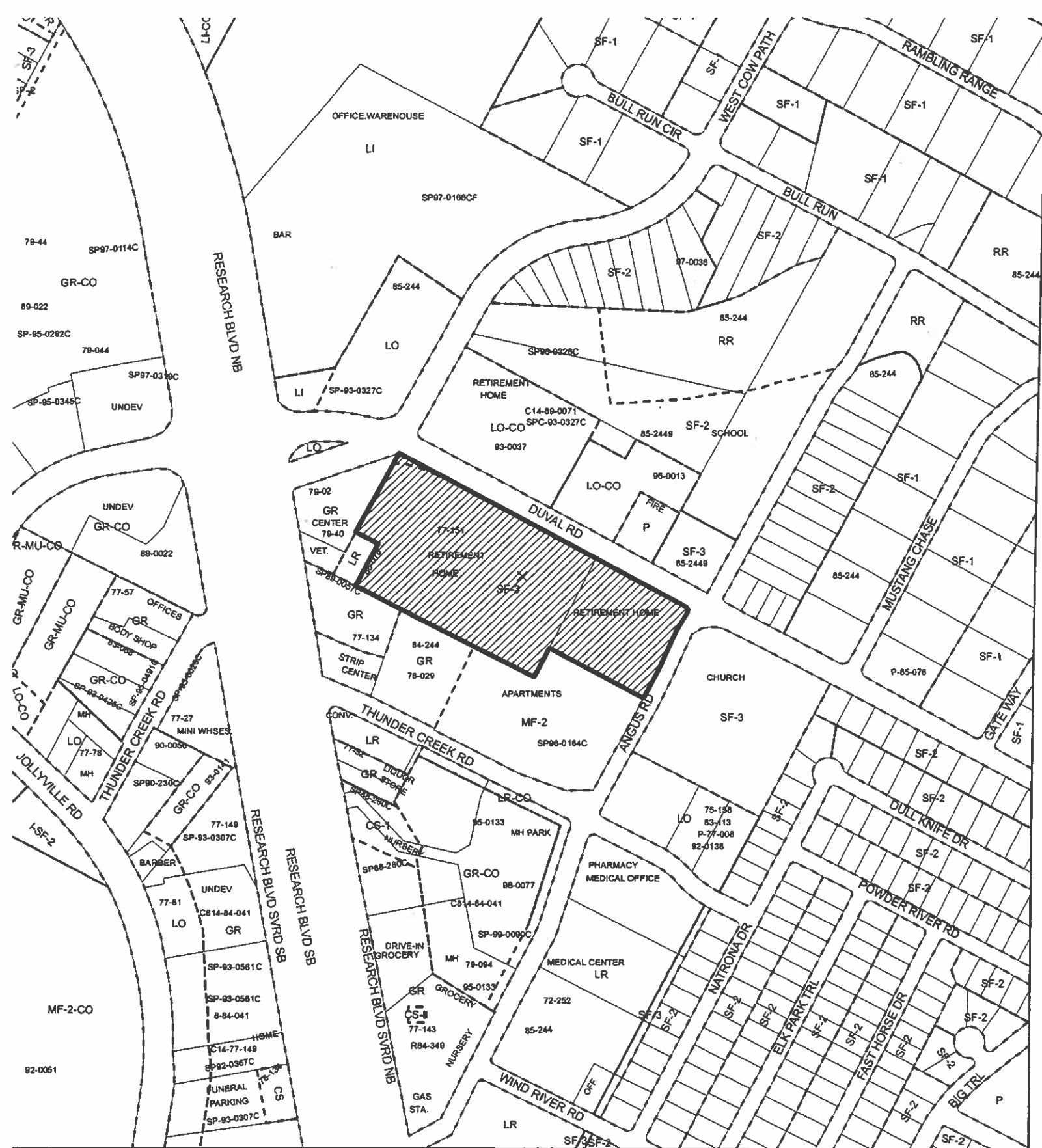
8 \_\_\_\_\_  
9 Will Wynn  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_

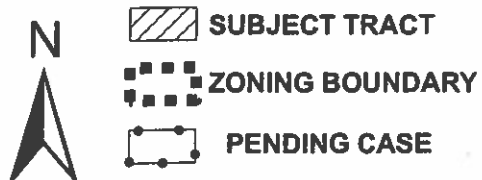
14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



# ZONING *EXHIBIT A*



ZONING CASE#: C14-2008-0064  
 ADDRESS: 5301 DUVAL RD  
 SUBJECT AREA: 9.117 ACRES  
 GRID: J35  
 MANAGER: S. SIRWAITIS



OPERATOR: S. MEEKS

1" = 400'

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.