

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2110 WEST BEN WHITE BOULEVARD FROM**
3 **FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL**
4 **OVERLAY (LO-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 family residence (SF-3) district to limited office-conditional
10 overlay (LO-CO) combining district on the property described in Zoning Case No. C14-
11 2008-0185, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 Lot 22, Goodnight and Pearson Addition, an addition in the City of Austin, Travis
14 County, Texas, according to the map or plat of record in Volume 5, Page 28, of the
15 Plat Records of Travis County, Texas (the "Property"),

16
17 locally known as 2100 West Ben White Boulevard, in the City of Austin, Travis County,
18 Texas, and generally identified in the map attached as Exhibit "A".

19
20 **PART 2.** The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:

22
23 A site plan or building permit for the Property may not be approved, released, or
24 issued, if the completed development or uses of the Property, considered cumulatively
25 with all existing or previously authorized development and uses, generate traffic that
26 exceeds 2,000 trips per day.

27
28 Except as specifically restricted under this ordinance, the Property may be developed and
29 used in accordance with the regulations established for the limited office (LO) base district,
30 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

11 Will Wynn
12 Mayor
13

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

