

ORDINANCE NO. 20081120-088

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

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

locally known as 2100 West Ben White Boulevard, 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, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED

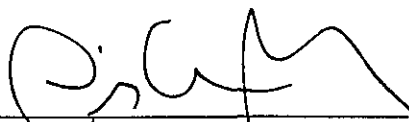
_____, November 20 _____, 2008

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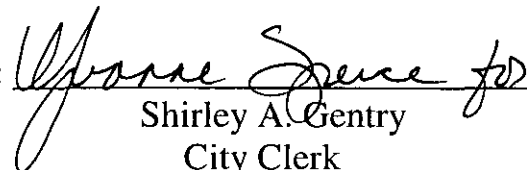
Will Wynn
Mayor

APPROVED:

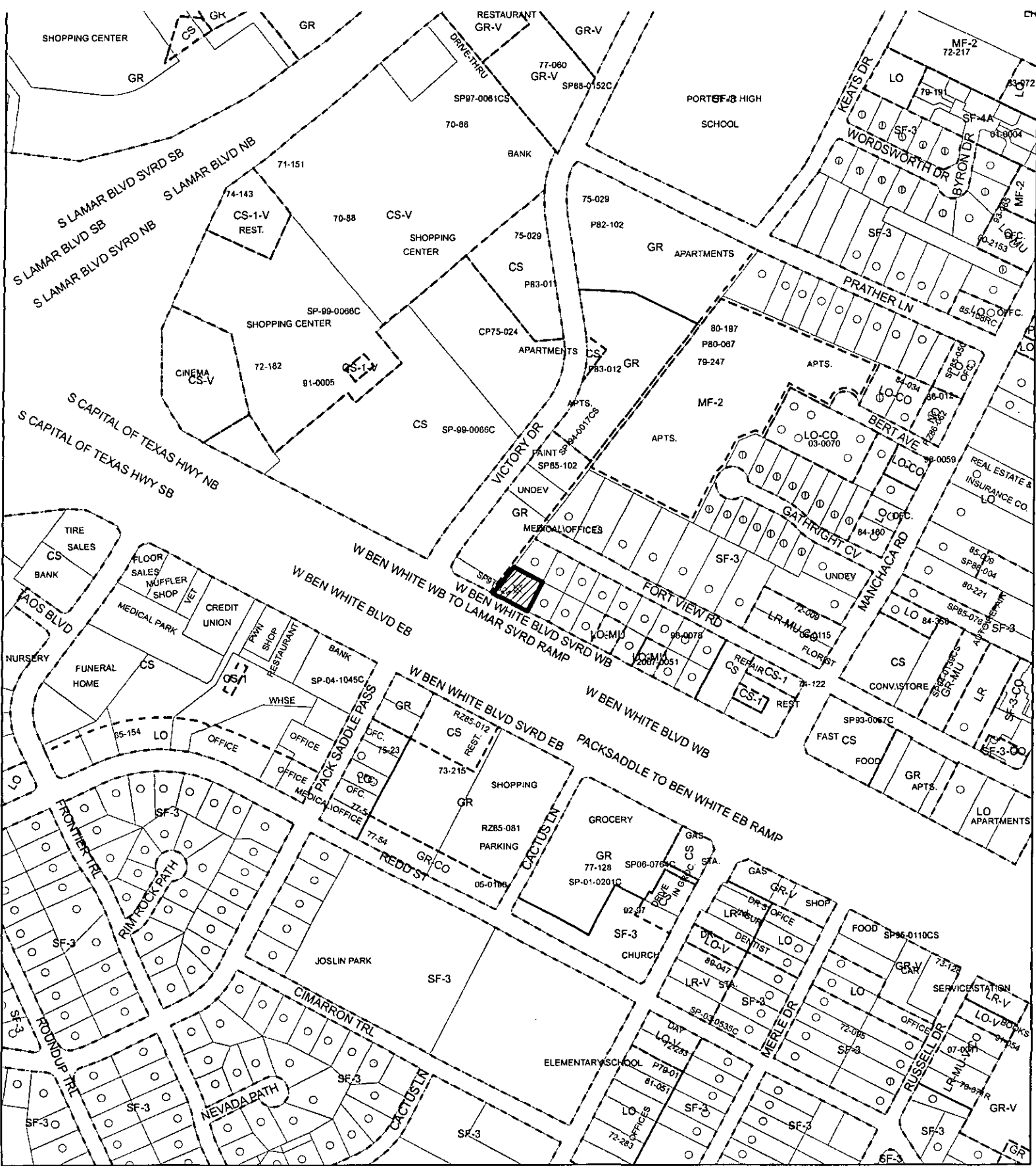


David Allan Smith
City Attorney

ATTEST:






Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

ZONING CASE#: C14-2008-0185
 ADDRESS: 2110 W BEN WHITE BLVD WB
 SUBJECT AREA: 0.276 ACRES
 GRID: G19
 MANAGER: S. RYE



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

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.

1" = 400'