

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 4315 AIRPORT BOULEVARD IN THE UPPER  
3 BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO  
5 NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (NO-MU-CO-NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-  
13 MU-CO-NP) combining district on the property described in Zoning Case No. C14-2008-  
14 0171, on file at the Neighborhood Planning and Zoning Department, as follows:

15  
16 Lot 1, Block N, Delwood Section 2 Subdivision, a subdivision in the City of  
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
18 4, Page 282, of the Plat Records of Travis County, Texas (the "Property"),

19  
20 locally known as 4315 Airport Boulevard, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".

22  
23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 neighborhood office (NO) base district, the mixed use combining district, and other  
26 applicable requirements of the City Code.

27  
28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:

30  
31 The following uses are prohibited uses of the Property:

32 Art gallery	Art workshop
33 Recreational equipment maintenance	Software development
34 and storage	College and university facilities
35 Communication service facilities	Community recreation (private)
36 Community recreation (public)	Congregate living
37	

Counseling services  
Day care services (general)  
Group Home, Class II  
Private primary educational facilities  
Public primary educational facilities  
Safety services

Day care services (commercial)  
Day care services (limited)  
Multifamily residential  
Private secondary educational facilities  
Public secondary educational facilities

**PART 4.** The Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008

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§  
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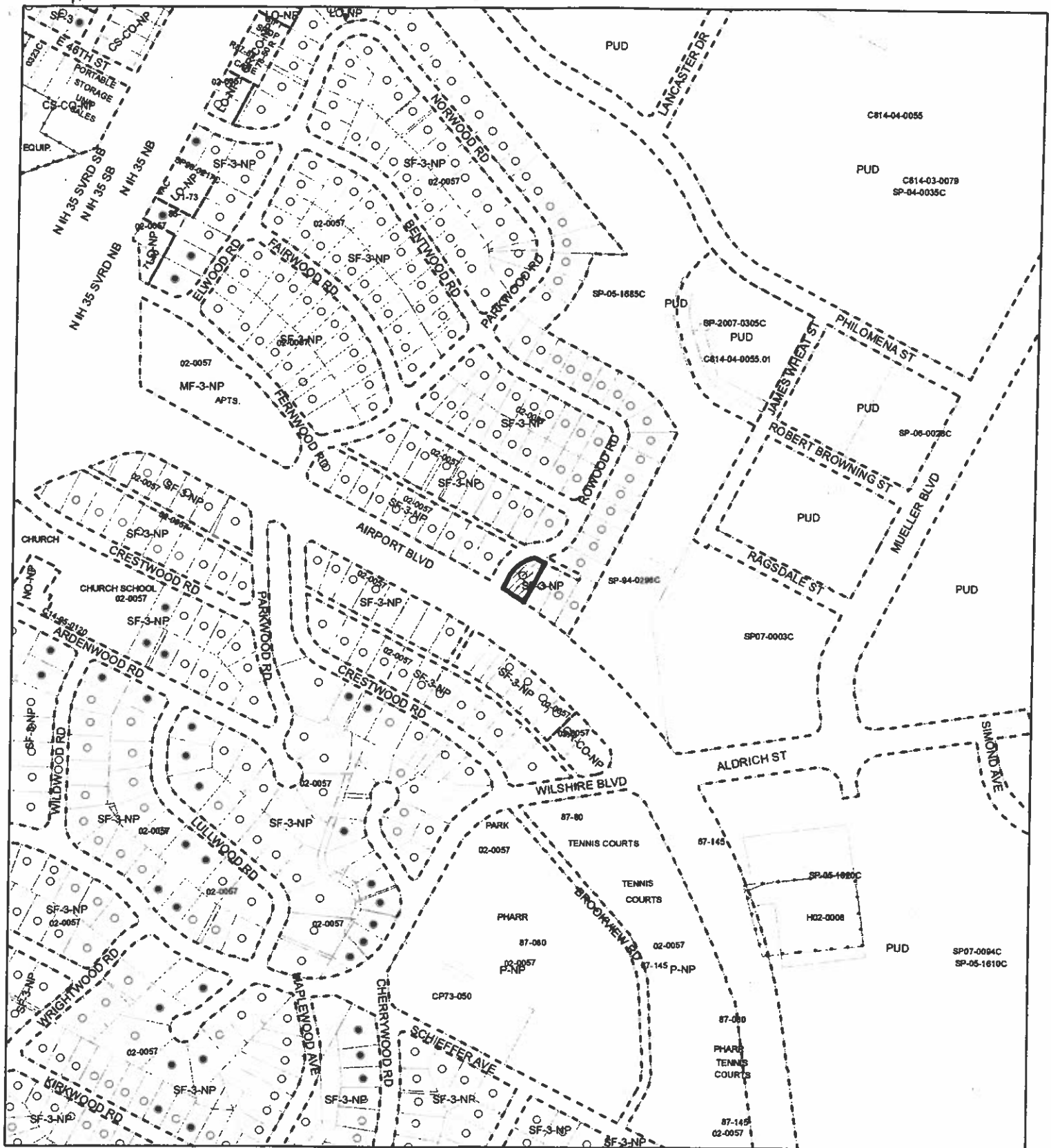
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney




**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk



## ZONING EXHIBIT A



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0171  
 ADDRESS: 4315 AIRPORT BLVD  
 SUBJECT AREA: 0.20 ACRES  
 GRID: K25  
 MANAGER: J. HARDEN



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.