

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:

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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)
Multifamily residential
Private secondary educational facilities
Public secondary educational facilities

Day care services (commercial)
Day care services (limited)
Private primary educational facilities
Public primary educational facilities
Safety services

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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Will Wynn
Mayor

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