ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1110 EAST 32ND STREET IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (NO-H-NP) COMBINING DISTRICT TO LIMITED OFFICE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-H-CO-NP) 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 neighborhood office-historic landmark-neighborhood plan (NO-H-NP) combining district to limited office-historic landmark-conditional overlay-neighborhood plan (LO-H-CO-NP) combining district on the property described in Zoning Case No. C14-2008-0231, on file at the Neighborhood Planning and Zoning Department, as follows:

> Lot 81-A Resubdivision of Lots 80 and 81, Avalon D Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 77, Page 37, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1110 East 32nd Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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. 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 300 trips per day.

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 _____, 2009.

PASSED AND APPROVED

§
§
_____, 2009 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

draft

ZONING EXHIBIT A

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

" = 400'

ZONING CASE#: C14-2008-0231
ADDRESS: 1110 E 32ND ST
SUBJECT AREA: 0.9777 ACRES
GRID: K24
MANAGER: J. HARDEN

CITY OF AUSTIN
FOUNDED 1839

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.