

**ORDINANCE NO. 20090226-035**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1110 EAST 32<sup>ND</sup> 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 32<sup>nd</sup> 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.

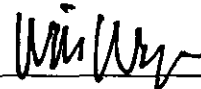
**PART 4.** The Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.

**PART 5.** This ordinance takes effect on March 9, 2009.

**PASSED AND APPROVED**

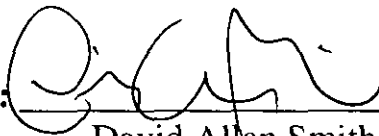
February 26, 2009

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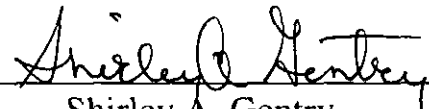
Will Wynn  
Mayor

**APPROVED:**

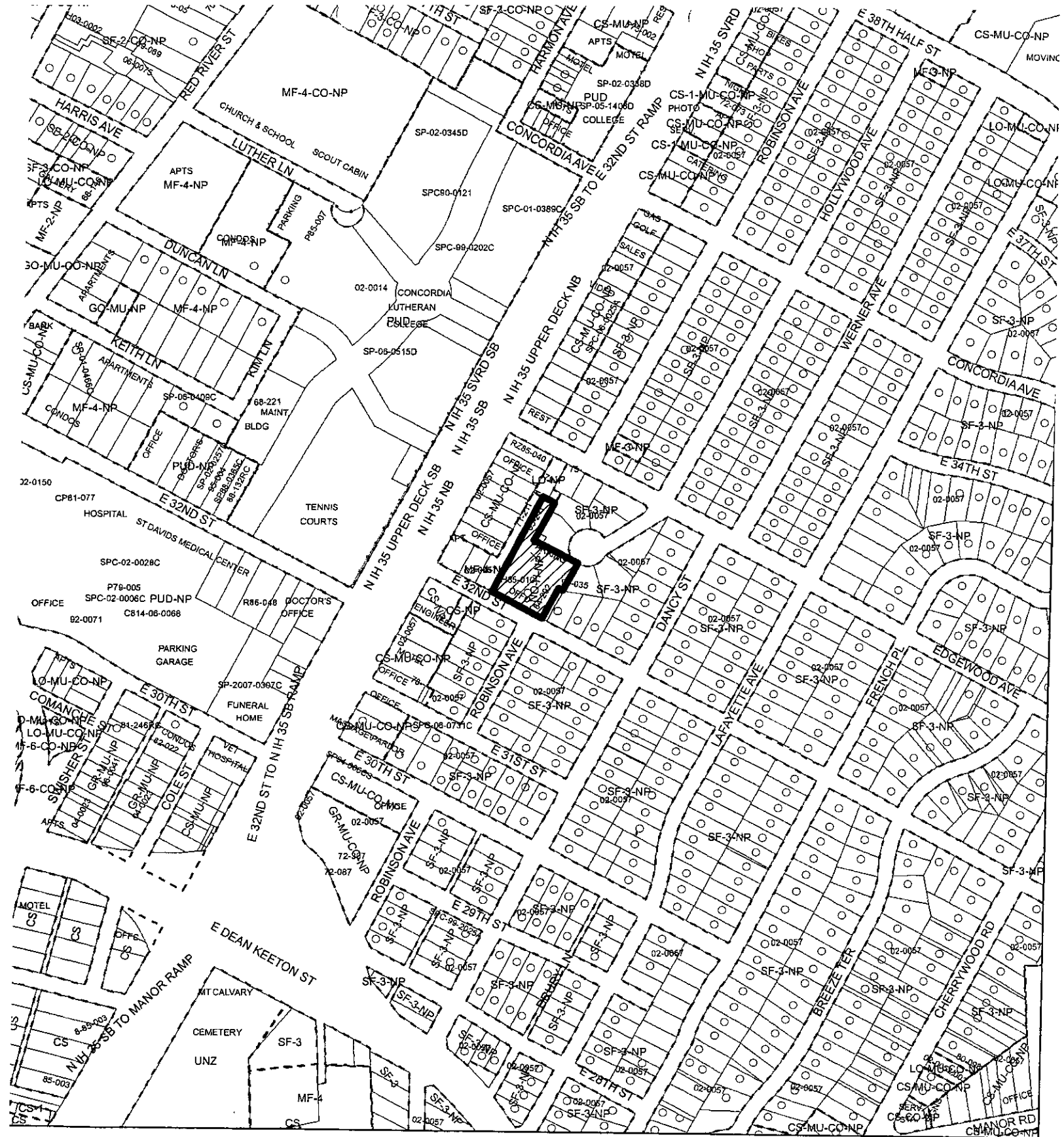


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



# ZONING EXHIBIT A

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



- 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'