

**ORDINANCE NO. 20090430-047**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11118 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) 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 on the property (the "Property") described in Zoning Case No. C14-2009-0003, on file at the Neighborhood Planning and Zoning Department, as follows:

From single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district.

Lots 1 and 2, Faith Alliance Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Pages 55-56, of the Plat Records of Travis County, Texas; and

From planned unit development (PUD) district to limited office-conditional overlay (LO-CO) combining district.

Lot 14, Block A, Collinwood West 1-A Subdivision, a subdivision in the City of Austin, Travis County, as described in a deed of record in Volume 10453, Page 460, of the Official Public Records of Travis County, Texas; and

From townhouse and condominium residence (SF-6) district to limited office-conditional overlay (LO-CO) combining district.

Lot 1, Austin Chinese Church Addition, a subdivision in the City of Austin, as described in a deed of records in Volume 11336, Page 528, of the Official Public Records of Travis County, Texas,

locally known as 11118 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".


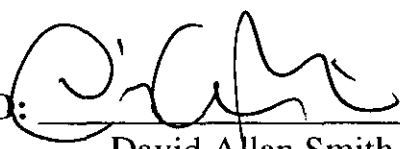
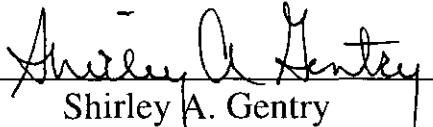
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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 May 11, 2009.

**PASSED AND APPROVED**

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_____ April 30 _____, 2009	§	_____  _____
		Will Wynn
		Mayor
<b>APPROVED:</b> _____  _____	<b>ATTEST:</b> _____  _____	
David Allan Smith	Shirley A. Gentry	
City Attorney	City Clerk	

