

ORDINANCE NO. 20090618-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9117 NORTHGATE BOULEVARD IN THE OLD NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM MULTI-FAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-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 multi-family residence medium density-neighborhood plan (MF-3-NP) combining district to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0013, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, Northgate Terrace Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 49, Page 65, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9117 Northgate Boulevard, 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 general office (GO) 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 2,000 trips per day.

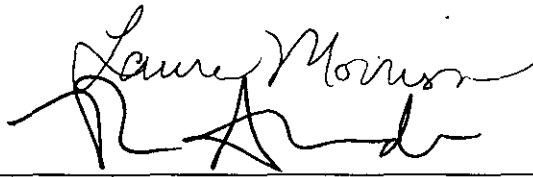
PART 4. The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

PART 5. This ordinance takes effect on June 29, 2009.

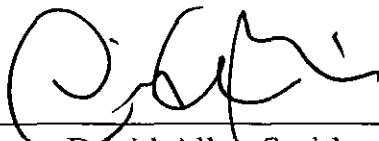
PASSED AND APPROVED

June 18, 2009

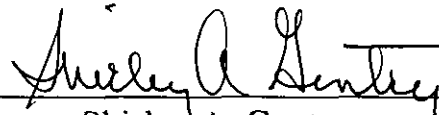
§
§
§

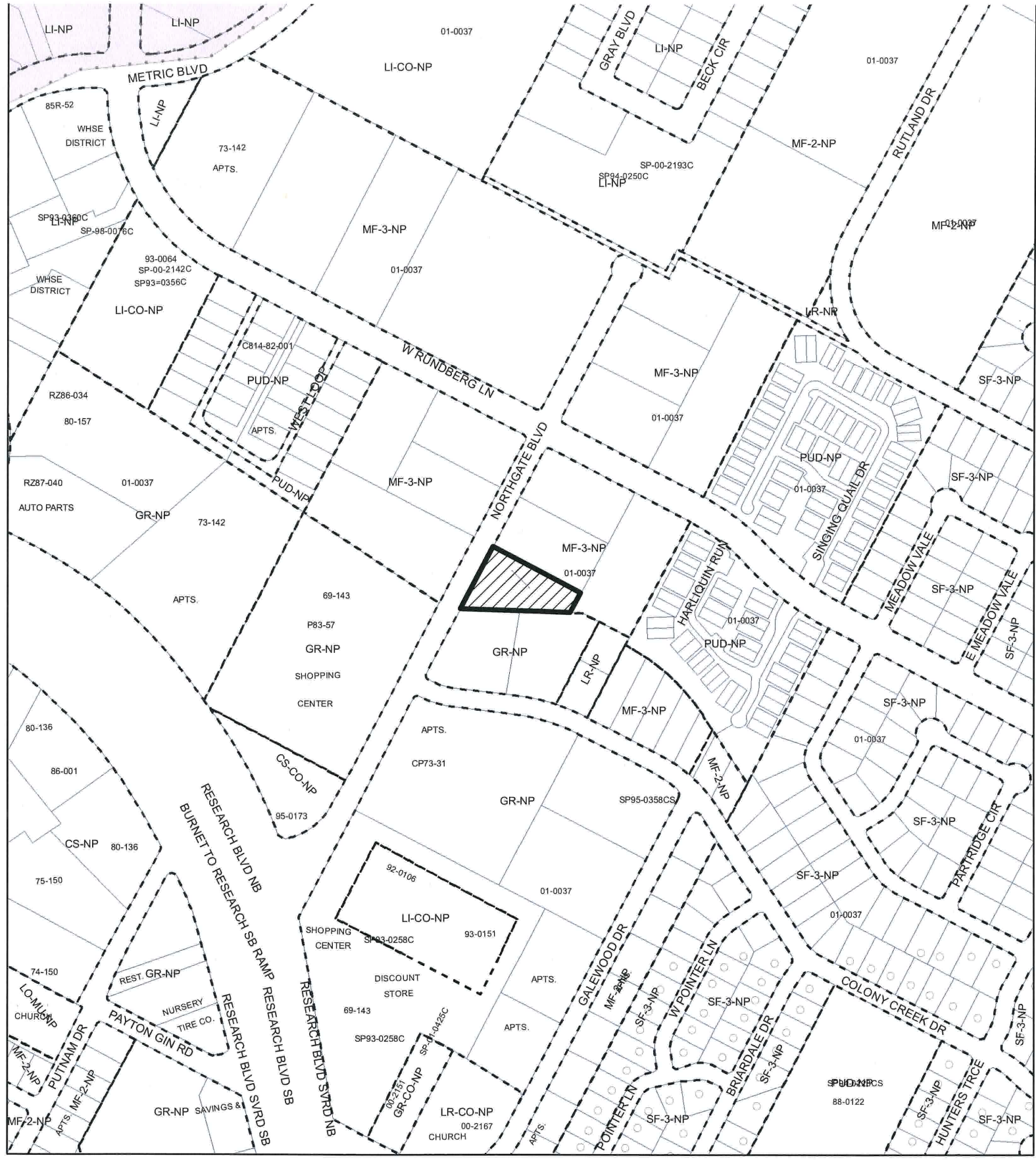

for Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



1" = 400'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0013
ADDRESS: 9117 NORTHGATE BLVD
SUBJECT AREA: 1.0662 ACRES
GRID: K31
MANAGER: S. SIRWAITIS



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.