

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 888 BANISTER LANE FROM FAMILY RESIDENCE**  
3 **(SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL**  
4 **OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF3) district to limited office-mixed use-  
10 conditional overlay (LO-MU-CO) combining district on the property described in Zoning  
11 Case No. C14-2009-0059, on file at the Planning and Development Review Department, as  
12 follows:

13  
14 A 0.22 acre tract of land, more or less, out of Lot 5, Block 4, Freewater Addition,  
15 the tract of land being more particularly described by metes and bounds in Exhibit  
16 "A" incorporated into this ordinance (the "Property"),

17  
18 locally known as 888 Banister Lane, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".  
20

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

23  
24 A. A site plan or building permit for the Property may not be approved,  
25 released, or issued, if the completed development or uses of the Property,  
26 considered cumulatively with all existing or previously authorized  
27 development and uses, generate traffic that exceeds 300 trips per day.

28  
29 B. The following uses are prohibited uses of the Property:

30  
31 Art gallery

32 Art workshop

33 Communications services

34 Medical offices (exceeding 5,000 sq.ft. of gross floor area)

35 Medical office (not exceeding 5,000 sq.ft. of gross floor area)

36 Software development

37 Communication service facilities

1 Convalescent services  
2 Cultural services  
3 Day care services (commercial)  
4 Day care services (general)  
5 Day care services (limited)  
6 Private primary educational facilities  
7 Public primary educational facilities  
8 Public secondary educational facilities  
9 Safety services

10  
11 C. Exterior lighting is subject to the design standards under Subchapter E,  
12 Chapter 25-2 of the City Code.

13  
14 Except as specifically restricted under this ordinance, the Property may be developed and  
15 used in accordance with the regulations established for the limited office (LO) base district,  
16 and other applicable requirements of the City Code.

17  
18 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2009.

19  
20  
21 **PASSED AND APPROVED**

22  
23 §  
24 §  
25 \_\_\_\_\_, 2009 §  
26 \_\_\_\_\_  
27 Lee Leffingwell  
28 Mayor

29  
30 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
31 David Allan Smith Shirley A. Gentry  
32 City Attorney City Clerk