ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 888 BANISTER LANE FROM FAMILY RESIDENCE
(SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL
OVERLAY (LO-MU-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 from family residence (SF3) district to limited office-mixed use-
conditional overlay (LO-MU-CO) combining district on the property described in Zoning
Case No. C14-2009-0059, on file at the Planning and Development Review Department, as
follows:

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

locally known as 888 Banister Lane, in the City of Austin, Travis County, Texas, and
generally identified in the map attached as Exhibit “B”.

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

A. 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.

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

Art gallery
Art workshop
Communications services
Medical offices (exceeding 5,000 sq.ft. of gross floor area)
Medical office (not exceeding 5,000 sq.ft. of gross floor area)
Software development
Communication service facilities
C. Exterior lighting is subject to the design standards under Subchapter E, Chapter 25-2 of the City Code.

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 ______________________, 2009.

PASSED AND APPROVED

____________________, 2009

\$ \$ \$

Lee Leffingwell
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

David Allan Smith   Shirley A. Gentry
City Attorney       City Clerk
ZONING

ZONING CASE#: C14-2009-0059
ADDRESS: 888 BANISTER LANE
SUBJECT AREA: 0.22 ACRES
GRID: G19
MANAGER: S. RYE

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.