

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1509 DESSAU RIDGE LANE FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED OFFICE-
4 CONDITIONAL OVERLAY (LO-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 development reserve (DR) district to limited office-
10 conditional overlay (LO-CO) combining district on the property described in Zoning Case
11 No. C14-2009-0125, on file at the Planning and Development Review Department, as
12 follows:
13

14 Lot 2, Tom Bombadil Subdivision II, a subdivision in the City of Austin, Travis
15 County, Texas, according to the map or plat of record in Plat Book 87, Page 92D,
16 of the Plat Records of Travis County, Texas (the "Property"),
17

18 locally known as 1509 Dessau Ridge Lane, in the City of Austin, Travis County, Texas,
19 and generally identified in the map attached as Exhibit "A".
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 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 development
27 and uses, generate traffic that exceeds 2,000 trips per day.
28

29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the limited office (LO) base district,
31 and other applicable requirements of the City Code.
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35
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37

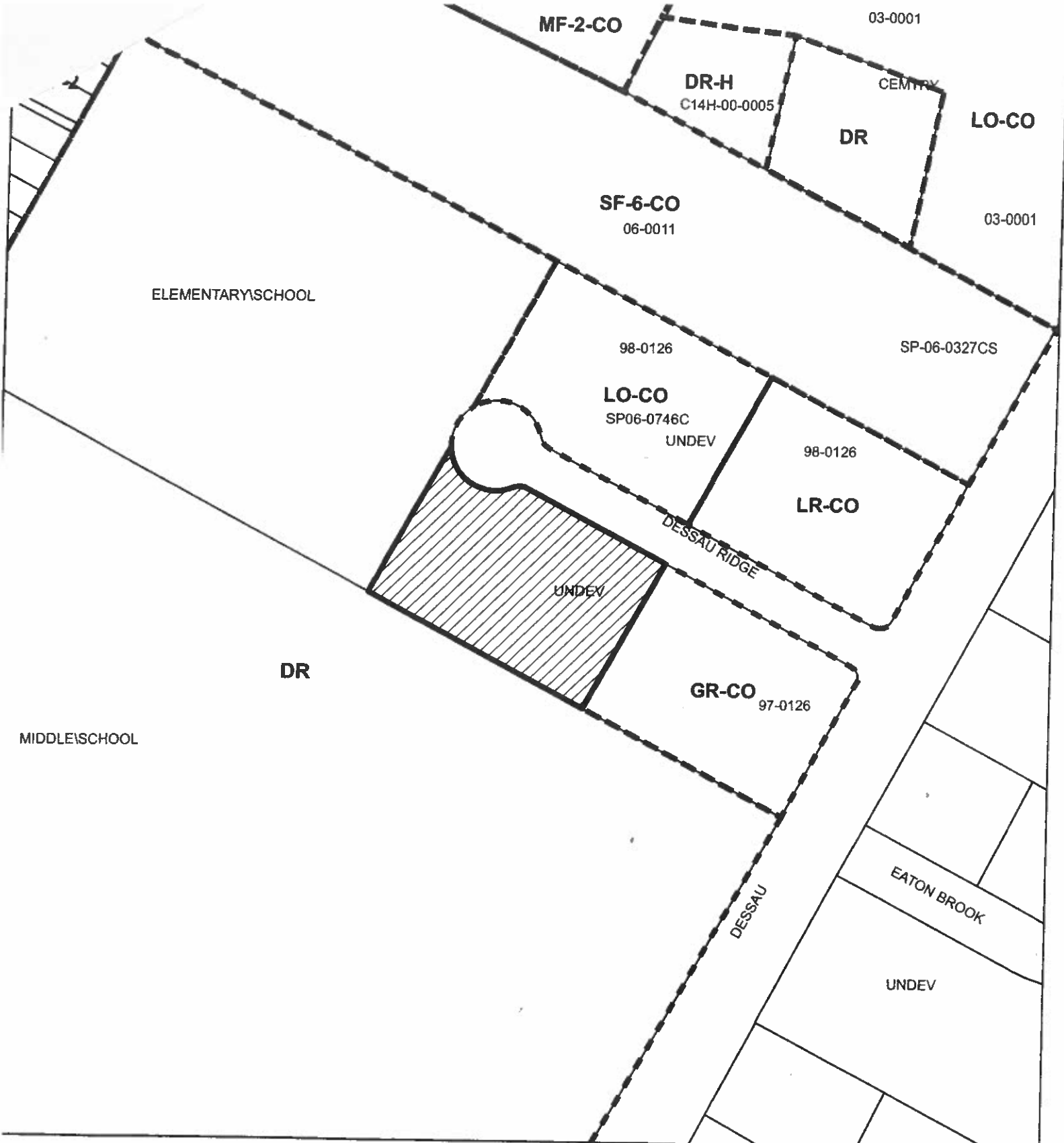
1 **PART 3.** This ordinance takes effect on _____, 2009.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2009 § _____
9

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk



Legend

SUBJECT TRACT

PENDING CASE

ZONING

SCALE: 1" = 200'

ZONING EXHIBIT A

CASE NUMBER: C14-2009-0125
ADDRESS: 1509 DESSAU RIDGE LN
AREA: 2.150
GRID: P33
CASE MGR: 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.