

**ORDINANCE NO. 20091217-135**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1509 DESSAU RIDGE LANE FROM DEVELOPMENT RESERVE (DR) 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 from development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2009-0125, on file at the Planning and Development Review Department, as follows:

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

locally known as 1509 Dessau Ridge Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

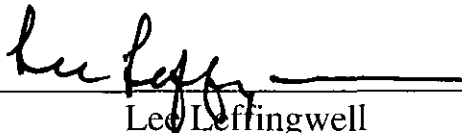
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

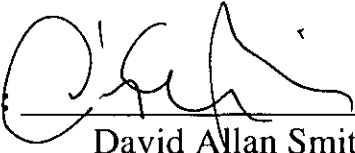
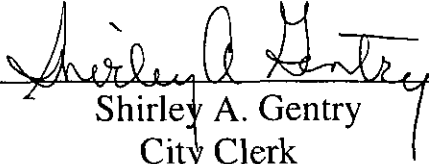
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

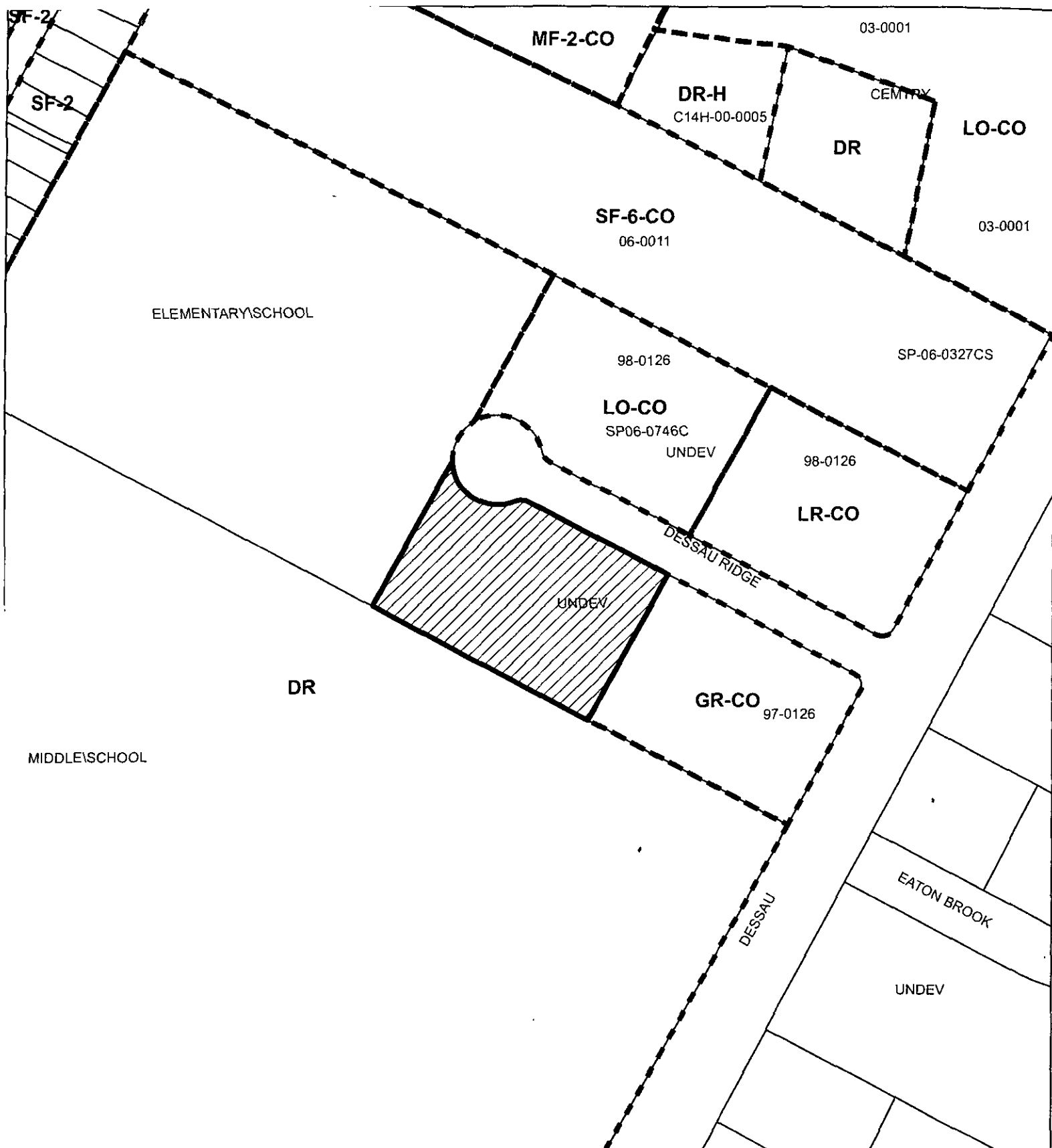
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 28, 2009.




**PASSED AND APPROVED**

December 17, 2009      §  
§  
§   
Leo Leffingwell  
Mayor

**APPROVED:**  **ATTEST:**   
David Allan Smith      Shirley A. Gentry  
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 GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.