

ORDINANCE NO. 20100624-134

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 117 SANDRA STREET IN THE SWEETBRIAR NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-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 family residence-neighborhood plan (SF-3-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0018, on file at the Planning and Development Review Department, as follows:

Lot 7, Connie Lynn Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 272, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 117 Sandra Street, 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, the mixed use combining 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. A solid fence shall be provided and maintained along the west property line.
- B. Gating of a driveway that serves a commercial use and provides vehicular access from the Property onto Sandra Street is required.

C. Exterior lighting on the south side of the Property must be hooded or shielded so that the light source is not directly visible from the adjacent residential zoned areas.

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

Administrative & business offices	Art gallery
Bed & breakfast residential (Group 2)	Art workshop
Business or trade school	Business support services
Communications services	College & university services
Congregate living	Convalescent services
Guidance services	Hospital services (general)
Hospital services (limited)	Professional office
Residential treatment	Restaurant (limited)
Software development	Urban farm
Medical offices (exceeding 5000 sq.ft. of gross floor area)	Medical offices (not exceeding 5000 sq.ft. of gross floor area)

E. The following uses of the Property are conditional uses:

Cultural services	Day care services (commercial)
Day care services (general)	Group home, Class 1 (general)
Group home, Class 1 (limited)	Local utility services
Private primary educational facilities	Private secondary educational facilities
Safety services	

PART 4. The Property is subject to Ordinance No. 20050818-Z002 that established the Sweetbriar neighborhood plan combining district.

PART 5. This ordinance takes effect on July 5, 2010.

PASSED AND APPROVED

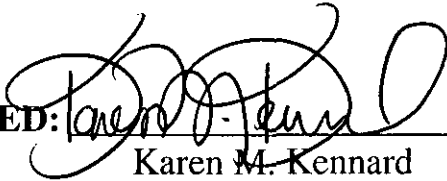
June 24, 2010

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M. M. Lee FOR

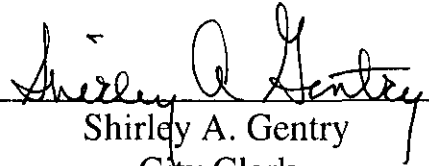
Lee Leffingwell
Mayor

APPROVED:

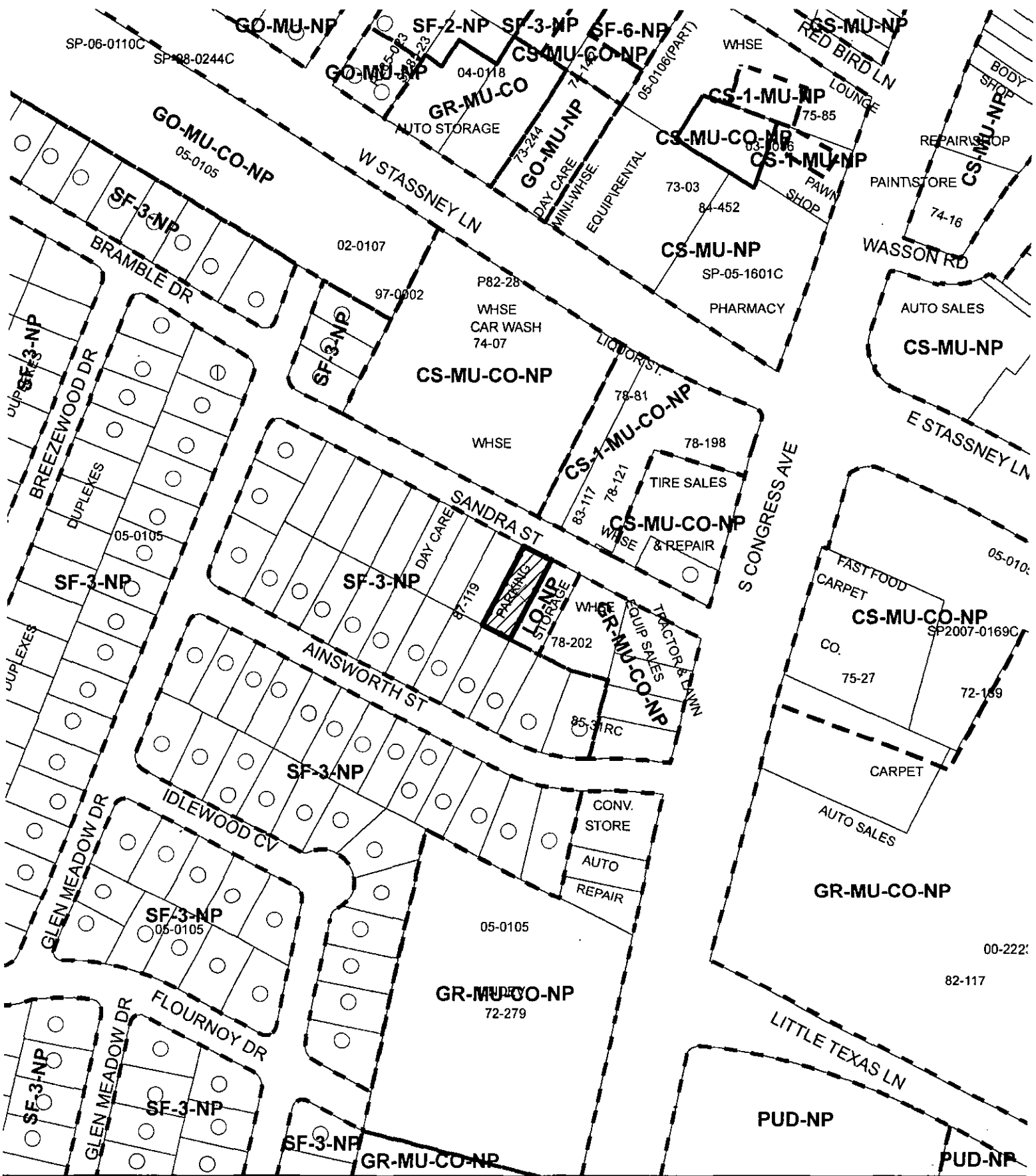






Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk




1" = 200'
 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**
OPERATOR: S. MEEKS
ZONING CASE#: C14-2010-0018
ADDRESS: 117 SANDRA ST
SUBJECT AREA: 0.156 ACRES
GRID: G17
MANAGER: W. RHOADES



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