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

Lots 14, 15 and 16, Block F, Western Trails Section 9 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book Volume 21, Page 29, of the Plat Records of Travis County, Texas (the "Property"),

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

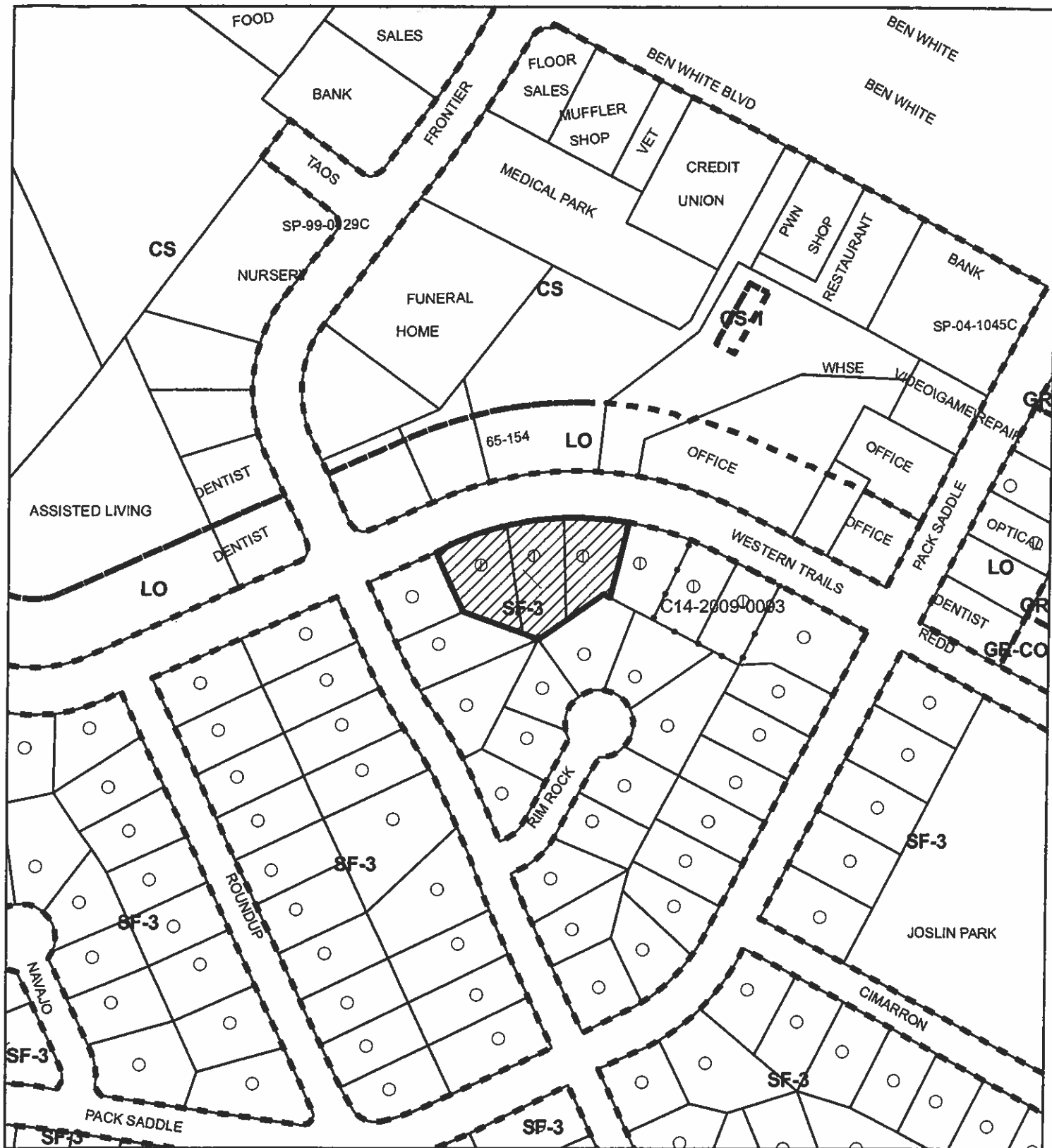
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, and other applicable requirements of the City Code.




**PASSED AND APPROVED**

**Lee Leffingwell**  
**Mayor**

COA Law Department



### Legend

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

SCALE: 1" = 200'

### ZONING Exhibit A

CASE NUMBER: C14-2010-0044  
 ADDRESS: 2301, 2303 & 2305 WESTERN TRAILS BLVD  
 AREA: 0.7903 AC.  
 GRID: F19  
 CASE MGR: W. RHOADES



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