

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2500 WEST WILLIAM CANNON DRIVE FROM**
3 **LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING**
4 **DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)**
5 **COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited office-conditional overlay (LO-CO) combining
11 district to limited office-conditional overlay (LO-CO) combining district on the property
12 described in Zoning Case No. C14-2010-0034, on file at the Planning and Development
13 Review Department, as follows:

14
15 Lot 1, Tract II, Block B, The Arbors at Cannon's Gate Subdivision, a subdivision
16 in the City of Austin, Travis County, Texas, according to the map or plat of record
17 in Document No. 200200166, of the Official Public Records of Travis County,
18 Texas (the "Property"),

19
20 locally known as 2500 West William Cannon Drive, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 A. A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,509 trips per day.
30
31 B. Vehicular access from the Property to Aldford Drive is prohibited. All vehicular
32 access to the Property shall be from other adjacent public streets or through other
33 adjacent property.
34

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

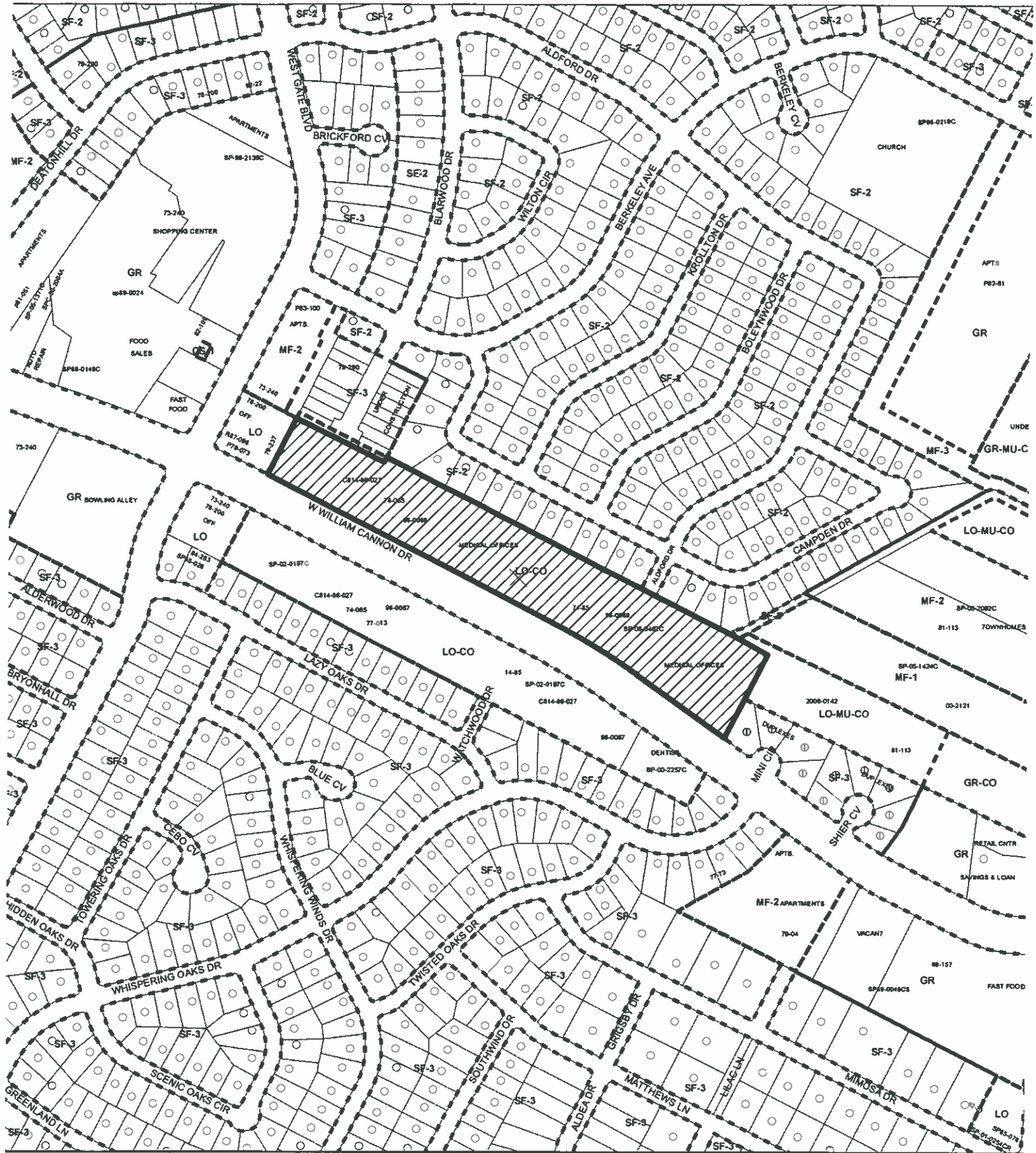
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2 **PART 3.** This ordinance takes effect on _____, 2010.
3

4
5 **PASSED AND APPROVED**

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8
9 _____, 2010 §
10
11
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13

Lee Leffingwell
Mayor

14 **APPROVED:** _____ **ATTEST:** _____
15 Karen M. Kennard Shirley A. Gentry
16 Acting City Attorney City Clerk






ZONING

EXHIBIT A

ZONING CASE#: C14-2010-0034
 LOCATION: 2500 W WILLIAM CANNON DR
 SUBJECT AREA: 8.21 ACRES
 GRID: E17 & F17
 MANAGER: WENDY RHOADES



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

