

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 12412 TOMANET TRAIL FROM NEIGHBORHOOD**  
3 **OFFICE (NO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY**  
4 **(GO-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 neighborhood office (NO) district to general office-  
10 conditional overlay (GO-CO) combining district on the property described in Zoning Case  
11 No. C14-2010-0166, on file at the Planning and Development Review Department, as  
12 follows:

13  
14 Lot 2B, Block A, Resubdivision of Lot 1, Block A & Lot 1, Block B, Parmer Lane  
15 Heights Section 1, a subdivision in Travis County, Texas, according to the map or  
16 plat thereof, recorded in Volume 58, page 78 of the Plat Records of Travis County,  
17 Texas; SAVE AND EXCEPT that 0.1379 acre tract as described in Volume 10829,  
18 Page 547 Real Property Records of Travis County, Texas (the "Property"),  
19

20 locally known as 12412 Tomanet Trail, in the City of Austin, Travis County, Texas, and  
21 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,  
27 or 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 589 unadjusted trips per day.  
30

31 Except as specifically provided in this ordinance, the Property may be used in accordance  
32 with the regulations established for the general office (GO) base district and other  
33 applicable requirements of the City Code.

1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2011

§  
§  
§

9 \_\_\_\_\_  
10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_  
14 Karen M. Kennard  
15 Acting City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk



# **ZONING** *Exhibit A*



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2010-0166  
 LOCATION: 12412 TOMANET TRAIL  
 SUBJECT AREA: 0.4378 AC.  
 GRID: L35  
 MANAGER: S. SIRWAITIS



1" = 200'

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.