

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 12502 TOMANET TRAIL FROM SINGLE FAMILY**
3 **RESIDENCE LARGE LOT (SF-1) DISTRICT TO NEIGHBORHOOD OFFICE-**
4 **MIXED USE-CONDITIONAL OVERLAY (NO-MU-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 single family residence large lot (SF-1) district to
10 neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on
11 the property described in Zoning Case No. C14-2011-0055, on file at the Planning and
12 Development Review Department, as follows:
13

14 Lot 2, Block C, Tomanet Estates Section 1 Subdivision, a subdivision in the City
15 of Austin, Travis County, Texas, according to the map or plat of record in
16 Document No. 2010183814 of the Official Public Records of Travis County, Texas
17 (the "Property"),
18

19 locally known as 12502 Tomanet Trail, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".
21

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

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 300 trips per day.
29

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

1
2 **PART 3.** This ordinance takes effect on _____, 2012.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2012 § _____
10
11 Lee Leffingwell
12 Mayor
13

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



ZONING

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2011-0055
(Revised map)

N

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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