ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTIES LOCATED AT 4700 WEST GATE BOULEVARD AND 4701 SUNSET TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT; SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT; MULTI FAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT and MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) 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 districts on the property (the "Property") described in Zoning Case No. C14-2012-0063, on file at the Planning and Development Review Department, as follows:

Tract 1: from single family residence standard lot (SF-2) district to general office-conditional overlay (GO-CO) combining district.

> Lot 9-10, Block B, Flournoy Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 8, Page 168 of the Plat Records of Travis County, Texas

Tract 2: from single family residence standard lot-conditional overlay (SF-2-CO) combining district; multi family residence low density (MF-2) district; and, multi family residence low density-conditional overlay (MF-2-CO) combining district to general office-conditional overlay (GO-CO) combining district.

> Tract "A", Westgate Apostolic Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 24 of the Plat Records of Travis County, Texas,

locally known as 4700 West Gate Boulevard and 4701 Sunset Trail, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

A. 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.

B. Vehicular access from Tract "A" Westgate Apostolic Subdivision to Sunset Trail is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

C. Vehicular access from the Property to Windswept Cove is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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

College and university facilities	Cultural services
Day care services (commercial)	Day care services (general)
Group home, Class I (general)	Private primary educational facilities
Private secondary educational facilities	Safety services

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

Administrative and business offices	Art gallery
Art workshop	Bed and breakfast (Group 2)
Business or trade school	Business support services
Communications services	Congregate living
Convalescent services	Counseling services
Group home (Class II)	Guidance services
Hospital services (general)	Hospital services (limited)
Medial offices (exceeding 5,000 square feet gross floor area)	Medical offices (not exceeding 5,000 square feet gross floor area)
Off-site accessory parking	Personal services
Printing and publishing	Professional office
Residential treatment	Restaurant (limited)

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Software development

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

PART 3. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

§
§
_____, 2012 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

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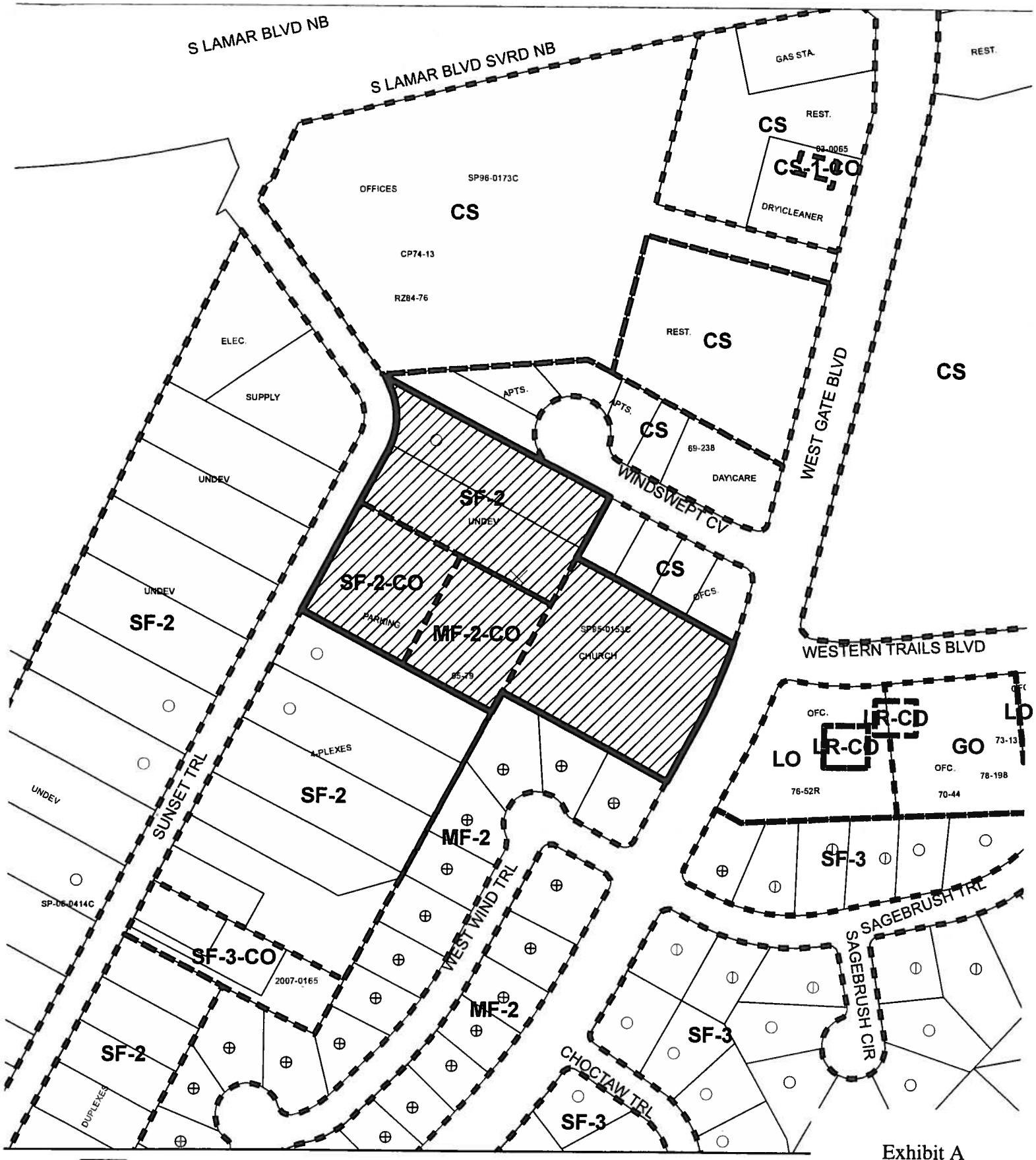


Exhibit A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING CASE

C14-2012-0063

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839