

**ORDINANCE NO. 20130411-070**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2111 FORT VIEW ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-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 district from family residence (SF-3) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-2012-0145, on file at the Planning and Development Review Department, as follows:

Lot 1, Goodnight & Pearson Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2111 Fort View Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**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 vehicle trips per day.
- B. Vehicular access to and from the Property and Fort View Road is prohibited if any portion of the Property is used for commercial or civic uses, except for bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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, the mixed use combining district and other applicable requirements of the City Code.

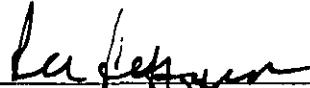
**PART 3.** This ordinance takes effect on April 22, 2013.

**PASSED AND APPROVED**

April 11

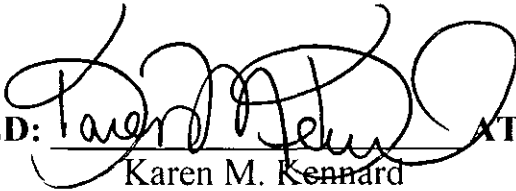
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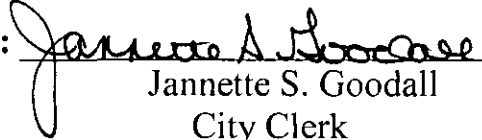
Lee Leffingwell  
Mayor

**APPROVED:**






Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

