

ORDINANCE NO. 20131121-089

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4505 NORTH I.H. 35 SERVICE ROAD NORTHBOUND IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) 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-neighborhood plan (SF-3-NP) combining district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0094, on file at the Planning and Development Review Department, as follows:

Lot 3, Block F, Delwood Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 282, of the Plat Records of Travis County, Texas (the "Property"), SAVE AND Except 1933.1 square feet of land being a part of Lot 1, Block F, Delwood Section Two Subdivision, as more particularly described by metes and bounds in Volume 4380, Page 2048 in the Real Property Records of Travis County, Texas.

locally known as 4505 North I.H. 35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. 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. A 9 foot high solid fence shall be constructed along the eastern property line.
- C. The following uses are prohibited uses of the Property:

Community garden	Medical offices-exceeding 5000 sq. ft. gross floor area
Personal services	Community garden
Urban farm	Club or lodge
College and university facilities	Communication service facilities
Community recreation (public)	Community recreation (private)
Congregate living	Day care services (commercial)
Group home, Class 1 (general)	Group home, Class II (limited)
Local utility services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Safety services	

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

PART 4. The Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.

PART 5. This ordinance takes effect on December 2, 2013.

PASSED AND APPROVED

November 21

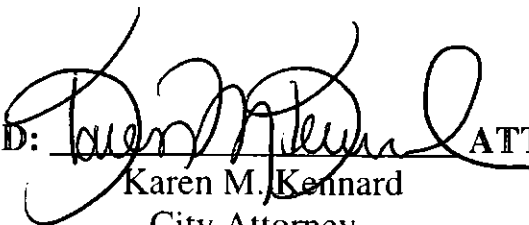
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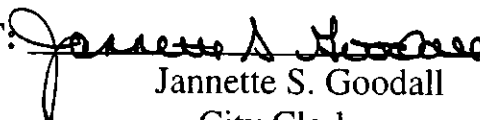
Lee Leffingwell
Mayor

APPROVED:






Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

 $1'' = 200'$

ZONING

CASE#: C14-2013-0094

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.

