

ORDINANCE NO. _____

1
2 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
3 **PROPERTY LOCATED AT 2410 CEDAR BEND DRIVE FROM GENERAL**
4 **OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO**
5 **GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING**
6 **DISTRICT.**

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8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general office-conditional overlay (GO-CO) combining
13 district to general office-conditional overlay (GO-CO) combining district on the property
14 described in Zoning Case No. C14-2014-0074, on file at the Planning and Development
15 Review Department, as follows:

16
17 Lot 1, Block C, The Centrum Subdivision, a subdivision in the City of Austin,
18 Travis County, Texas, according to the map or plat of record in Plat Book 86, Page
19 516-C, of the Plat Records of Travis County, Texas (the "Property"),

20
21 locally known as 2410 Cedar Bend Drive in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".

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

- 26
27 A. Vehicular access from the Property to Tomanet Trail is prohibited, except for
28 pedestrian, bicycle, and emergency ingress and egress. All vehicular access to
29 the Property shall be from other adjacent public streets or through other
30 adjacent property.
31
32 B. A 25-foot wide landscape buffer shall be provided and maintained along the
33 portion of the northern property line adjacent to the existing single-family
34 development to ensure privacy between the Property and the adjacent single-
35 family development. Improvements permitted within the buffer zone are limited
36 to drainage, underground utility improvements, or those improvements that may

1 be otherwise required by the City of Austin or specifically authorized in this
2 ordinance.

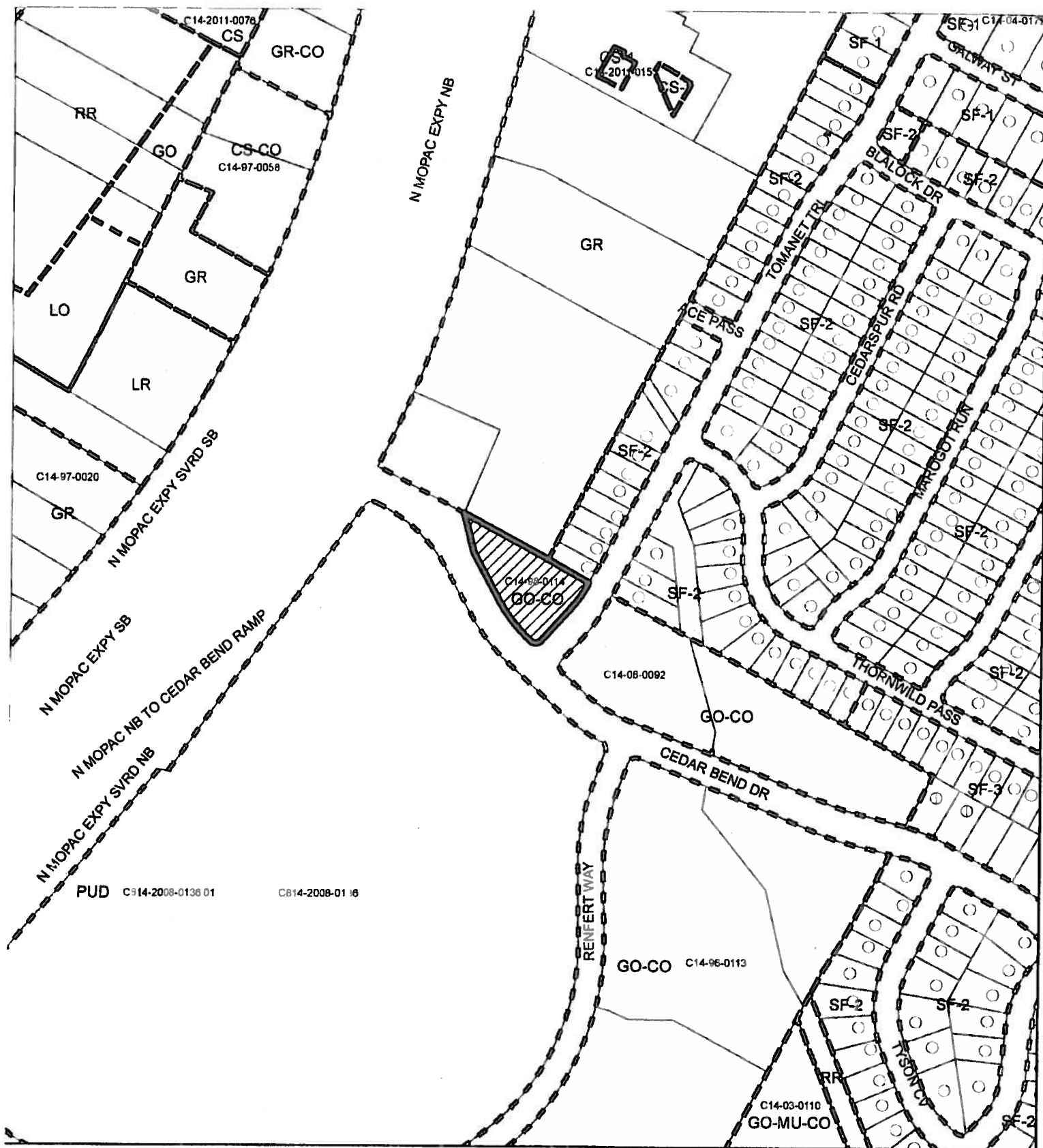
3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the general office (GO) base district
6 and other applicable requirements of the City Code.




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8 **PART 3.** This ordinance takes effect on _____, 2014.

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10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2014 § _____
16 Lee Leffingwell
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Karen M. Kennard Jannette S. Goodall
22 City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0074

1" = 300'

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.



Exhibit A