

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9401 SOUTH CHISHOLM TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-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 single family residence standard lot (SF-2) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0097, on file at the Planning and Zoning Department, as follows:

Lot 4, Swanson's Ranchettes Subdivision, a subdivision in Travis County, Texas as recorded in Volume 16, Page 58, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9401 South Chisholm Trail in the City of Austin, Travis County, Texas, 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. The maximum number of dwelling units on the Property shall be limited to one unit.
- B. Vehicular access from the Property to South Chisholm Trail is prohibited except for pedestrian, bicycle, and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. 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 300 trips per day.



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$$1'' = 200'$$