




#43



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: G. RHOADES

**ZONING**  
 CASE #: C14-04-0188  
 ADDRESS: 205 E RUNDBERG LANE  
 SUBJECT AREA (acres): 0.167  
 DATE: 05-02  
 INTLS: SM

**CITY GRID REFERENCE NUMBER**  
 L30

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 205 EAST RUNDBERG LANE FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL  
4 OVERLAY (LO-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to limited office-conditional  
10 overlay (LO-CO) combining district on the property described in Zoning Case No.  
11 C14-04-0188, on file at the Neighborhood Planning and Zoning Department, as follows:

12  
13 Lot 3, Block 8B, Georgian Acres Subdivision, a subdivision in the City of Austin,  
14 Travis County, Texas, according to the map or plat of record in Plat Book 4, Page  
15 341, of the Plat Records of Travis County, Texas, (the "Property")

16  
17 locally known as 205 East Rundberg Lane, in the City of Austin, Travis County, Texas,  
18 and generally identified in the map attached as Exhibit "A".

19  
20 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
21 established by this ordinance is subject to the following conditions:

22  
23 The following uses are prohibited uses of the Property:

24  
25 Communications services

26 Cultural services

27 Medical offices (exceeding 5,000 s.f.  
28 gross floor area)

29 Convalescent services

30 Medical offices (not exceeding 5000 s.f.  
31 gross floor area)

32 Except as specifically restricted under this ordinance, the Property may be developed in  
33 accordance with the regulations established for the limited office (LO) base district and  
34 other applicable requirements of the City Code.  
35  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

2  
3  
4 **PASSED AND APPROVED**

5  
6  
7  
8 \_\_\_\_\_, 2005

9  
10 Will Wynn  
Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_

14 David Allan Smith  
City Attorney

15 **ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk