

ORDINANCE NO. 050217-43

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 205 EAST RUNDBERG LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-04-0188, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 205 East Rundberg Lane, 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:

The following uses are prohibited uses of the Property:

Communications services

Cultural services

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

Convalescent services

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

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

PART 3. This ordinance takes effect on February 28, 2005.

PASSED AND APPROVED

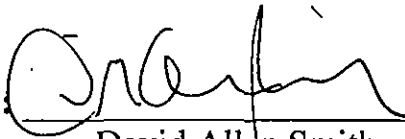
February 17, 2005

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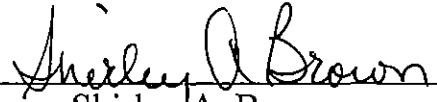
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

