

ORDINANCE NO. 040304-Z-13

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12041 BITTERN HOLLOW FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No.C14-03-0183, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Village of Walnut Creek, Phase 1A, Section 6, Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 87, Pages 158d-159a, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 12041 Bittern Hollow, 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:

1. 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.
2. The following uses are prohibited uses of the Property:

Art and craft studio (limited)
Medical offices
Cultural services

Communications services
Convalescent 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 3. This ordinance takes effect on March 15, 2004.


PASSED AND APPROVED

_____, March 4, 2004

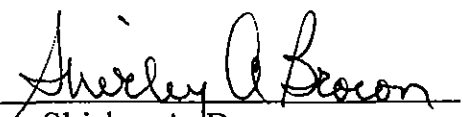
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Will Wynn
Mayor

APPROVED: 

David Allan Smith
City Attorney

ATTEST: 

Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT A</i> CASE #: C14-03-0183 ADDRESS: 12041 BITTERN HOLW SUBJECT AREA (acres): 8.850	DATE: 03-12 INTLS: SM	CITY GRID REFERENCE NUMBER L33-34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				