

**ORDINANCE NO. 041216-79**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9001 OLD LAMPASAS TRAIL AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-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 interim single family residence standard lot (I-SF-2) district to neighborhood office-conditional overlay (NO-CO) combining district on the property described in Zoning Case No. C14-04-0100, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 20, Block A, Bull Creek Ranch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200200227 of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 9001 Old Lampasas Trail, 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:

Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Special use historic	College and university facilities
Community events	Community recreation (private)
Community recreation (public)	Congregate living
Counseling services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Family home	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Private primary educational facilities	Private secondary educational facilities
Public primary educational facilities	Public secondary educational facilities
Residential treatment	




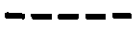
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 27, 2004.

**PASSED AND APPROVED**

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	§	
<u>December 16</u> , 2004	§	<u>Will Wynn</u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u>David Allan Smith</u>	<b>ATTEST:</b> <u>Shirley A. Brown</u>	
David Allan Smith	Shirley A. Brown	
City Attorney	City Clerk	



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	  	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER F35
	CASE #: C14-04-0100			DATE: 04-07	
	ADDRESS: 9001 OLD LAMPASAS TRAIL			INTLS: SM	
	SUBJECT AREA (acres): 0.782				