

ORDINANCE NO. _____

#111
06-22-06

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5029 SOUTHWEST PARKWAY FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 limited office-conditional overlay (LO-CO) combining district and general office-conditional overlay (GO-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-06-0103, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.958 acre tract of land out of the Thomas Anderson Survey No. 17, Abstract No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5029 Southwest Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

1. The maximum height of a building or structure is 60 feet from ground level.
2. The maximum height of a building or structure is four stories.
3. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.
4. The following uses are prohibited uses:

Communication service facilities
Community recreation (private)

Congregate living
Community events

- Community recreation (public)
- Family home
- Food preparation
- Group home, Class II
- Hospital services (general)
- Local utility services
- Personal services
- Restaurant (limited)

Group home, Class I (general)
Group home, Class I (limited)
Hospital services (limited)
Off-site accessory parking
Printing and publishing
Safety services
Telecommunication tower

5. The following uses are conditional uses:

Public secondary educational facilities
College and university facilities

Private secondary facilities

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

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk