

**ORDINANCE NO. 20060727-116**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5701 EAST RIVERSIDE DRIVE FROM LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 (LO) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0091, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, BTRS Addition, an addition in the City of Austin, Travis County, according to the map or plat of record in Document No. 200000053, Official Public Records of Travis County, Texas (the "Property"),

locally known as 5701 East Riverside Drive, 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 conditions apply to the Property.
  - a) A 50-foot wide vegetative buffer shall be provided and maintained along the east property line.
  - b) A 25-foot wide vegetative buffer shall be provided and maintained along the south property line.

- c) Except for a parking structure, a building or structure may not be constructed within a 50-foot wide building setback established along the south property line.
- d) Improvements permitted within the buffer zones are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

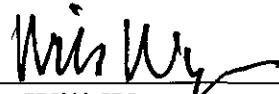
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**


July 27, 2006

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Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

750814-B  
P82-91

APTS.

C814-74-008  
(VOID)

PUD

72-204  
750814-B

C814-83-8101

RIVERSIDE DRIVE  
DEVELOPMENT CROSSING CIRCLE

GO-MU-CO

99-0102  
SP-90-2279C

FIRE STATION  
88-243

P  
79-230  
P80-22  
OFFICE  
CP73-56

LO

DENIED  
81-25

IP

C814-75-005

LO

98-0034

81-25  
IP

C14R-85-020

C814-84-027

PUD

SUMMER DRIVE

PUD

SUMMER CIRCLE

PUD

PUD

ALEXIS COVE

C814-76-04

SF-3

SF-1

UNDEVELOPED

LR-MU-CO

PENICK DRIVE

SF-3

LR-MU-CO

UNDEVELOPED

SF-1

UNDEVELOPED

LR-MU-CO

UNDEVELOPED

LR-MU-CO

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85-325

LO-MU-CO-NI

95-0039

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01-0080

01-0059(SH)

01-0034(SH)

80-133R.C.  
8P95-0130C

6P-93-138C

01-008

89-2125  
(EXPIRED)

96-0198

01-0080

01-0059(SH)

01-0034(SH)

01-0034(SH)

01-0034(SH)

01-0034(SH)

01-0034(SH)

01-0034(SH)

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# ZONING EXHIBIT A

CASE #: C14-06-0091

ADDRESS: 5701 E RIVERSIDE DR

SUBJECT AREA (acres): 6.319

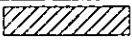
DATE: 06-07

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

K19

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: R.HEIL



1" = 400'