

**ORDINANCE NO. 20060810-071**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12201, 12203 AND 12301 TOMANET TRAIL; 2312, 2316, 2400, 2402, AND 2404 CEDAR BEND DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-06-0092, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, 4, 5, 6, and 7, Block D, The Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 115A-115D, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12201, 12203 and 12301 Tomanet Trail; 2312, 2316, 2400, 2402, and 2404 Cedar Bend 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. Vehicular access from the Property to Tomanet Trail is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
2. The maximum height of a building or structure is 50 feet.
3. A 15-foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line.
4. A 12-foot wide vegetative buffer shall be provided and maintained along and adjacent to the east property line.

5. The vegetative buffers shall include trees as an element of the landscaping. Improvements permitted within these 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.
6. An 80 foot building setback shall be established from the north property line.
7. Vegetative screening shall be provided to screen the parking area from the view of the adjacent residential property to the east.
8. The following uses are prohibited uses of the Property:

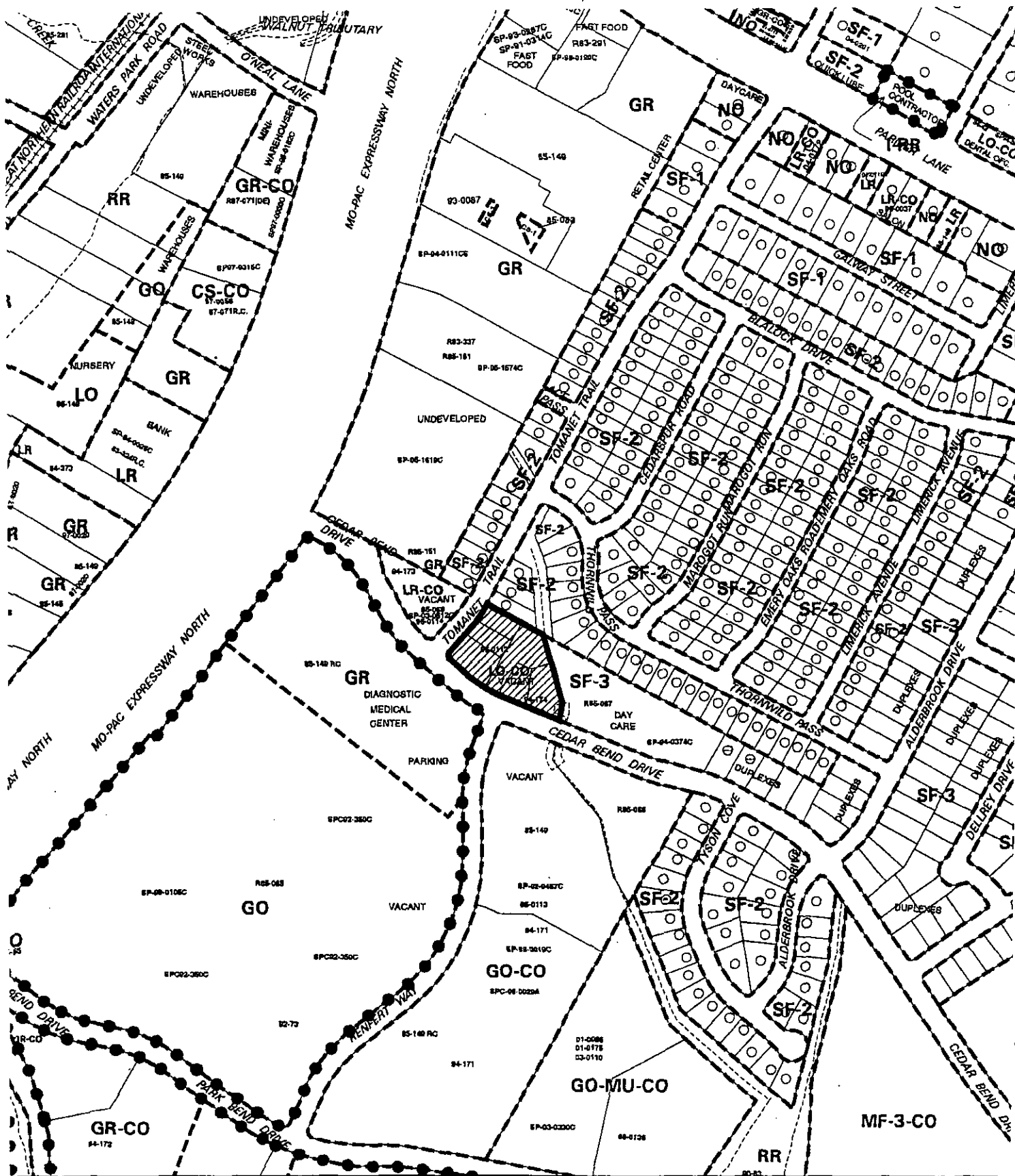
Business or trade school	Business support services
Off-site accessory parking	Printing and publishing
Restaurant (limited)	Guidance services
Personal services	Hospital services (general).
9. The following uses are conditional uses of the Property:

College or university facilities	Congregate living
Hospital services (limited)	Private secondary educational facilities
10. 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.

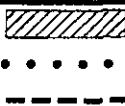
**PART 3.** This ordinance takes effect on August 21, 2006.

**PASSED AND APPROVED**

_____, August 10 _____, 2006	§ § §	_____ Will Wynn Mayor
APPROVED: _____ David Allan Smith City Attorney	ATTEST: _____ Shirley A. Gentry City Clerk	



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: J.ROUSSELIN



# ZONING EXHIBIT A

CASE #: C14-06-0092

ADDRESS: 12201, 12203 & 12301 TOMANET TRL. DATE: 06-07  
2312, 2316, 2400, 2402 & 2404 CEDAR BEND DR

SUBJECT AREA (acres): 1.730

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
L34

"= 400'