

11/2/04  
#46

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2942, 2946, AND 2948 EAST 13<sup>TH</sup> STREET IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0166, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 1, Outlot 29, Division B, Mt. Zion Subdivision, and Lots 1 and 2, Chernosky No. 5, Amended Subdivision, subdivisions of the City of Austin, Travis County, according to the maps or plats of record in Plat Book 86, Page 4, and Plat Book 141B, Page 150; respectively, of the Plat Records of Travis County, Texas, (the "Property"),

locally known as 2942, 2946, and 2948 East 13<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

**PART 2.** Except as specifically provided in Part 3 and Part 4, 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.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

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

1 **PART 4.** The Property is subject to Ordinance No 020110-17 that established the  
2 Rosewood neighborhood plan combining district  
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4 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2006  
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7 **PASSED AND APPROVED**  
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10 \_\_\_\_\_, 2006  
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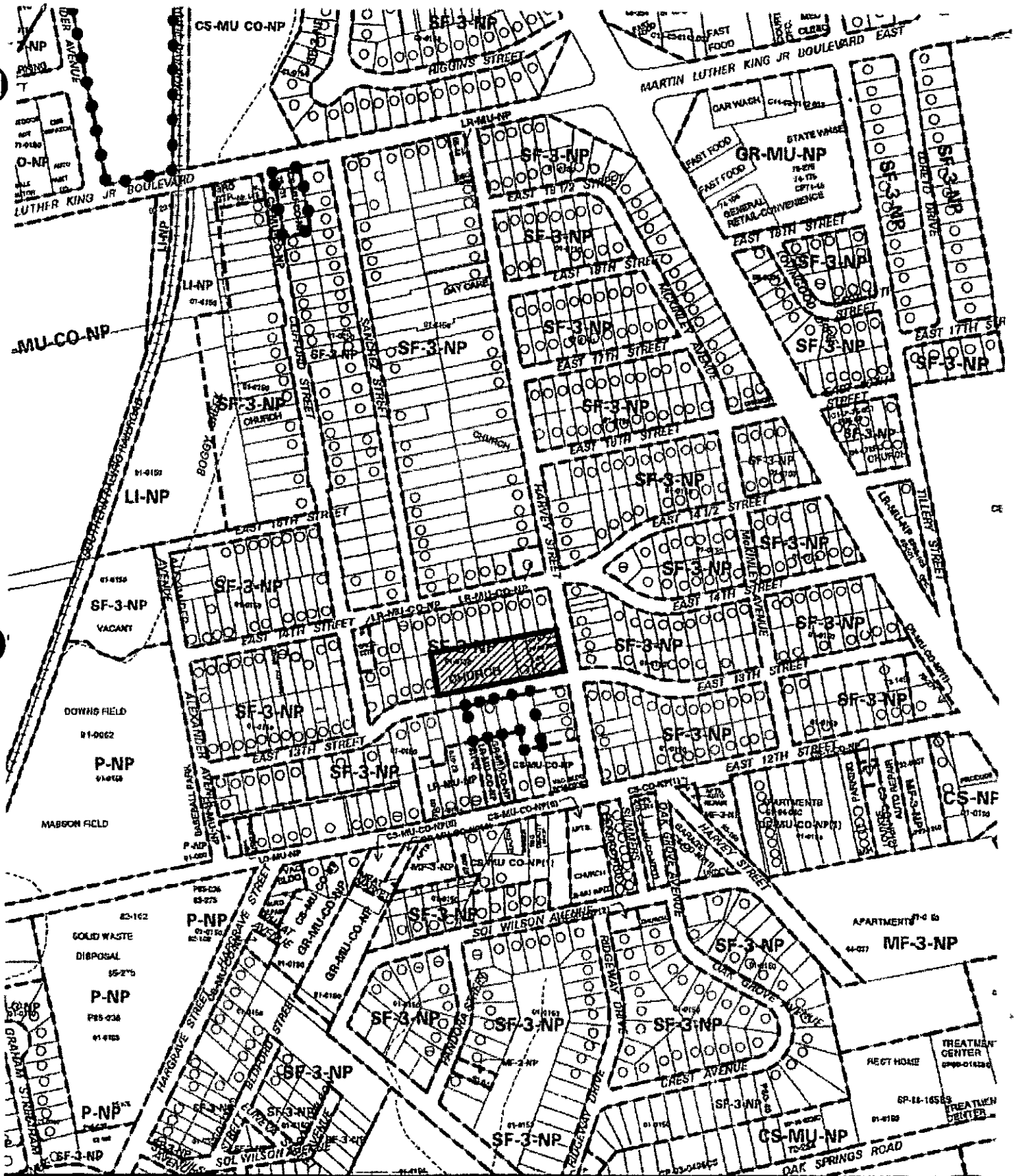
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\_\_\_\_\_  
Will Wynn  
Mayor

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16 **APPROVED:**

17 David Allan Smith  
18 City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A Gentry  
City Clerk



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR R HEIL



CASE # C14-06-0166

ADDRESS 2942 2948 E 13TH ST

SUBJECT AREA (acres) 1.324

LOW INCOME APARTMENTS

ZONING EXHIBIT A

DATE 06 08

INTLS SM

CITY GRID  
 REFERENCE  
 NUMBER  
 L23