

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

11/2/06  
# 43

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 101 EAST RUNDBERG LANE FROM FAMILY  
3 RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-  
4 CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to limited office-mixed use-  
10 conditional overlay (LO-MU-CO) combining district on the property described in Zoning  
11 Case No C14-06-0127, on file at the Neighborhood Planning and Zoning Department, as  
12 follows  
13

14 Lot 7A, Block J, Georgian Acres Subdivision, a subdivision in the City of Austin,  
15 Travis County, Texas, according to the map or plat of record in Plat Book 22, Page  
16 9, of the Plat Records of Travis County, Texas (the "Property"),  
17

18 locally known as 101 East Rundberg Lane, in the City of Austin, Travis County, Texas,  
19 and generally identified in the map attached as Exhibit "A"  
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:  
23

24 The following uses are prohibited uses of the Property  
25

26 Communications services

27 Convalescent services

28 Cultural services

29 Medical offices (exceeding 5000 sq ft gross floor area)

30 Medical offices (not exceeding 5000 sq ft gross floor area)  
31

32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the limited office (LO) base district  
34 and other applicable requirements of the City Code  
35  
36  
37

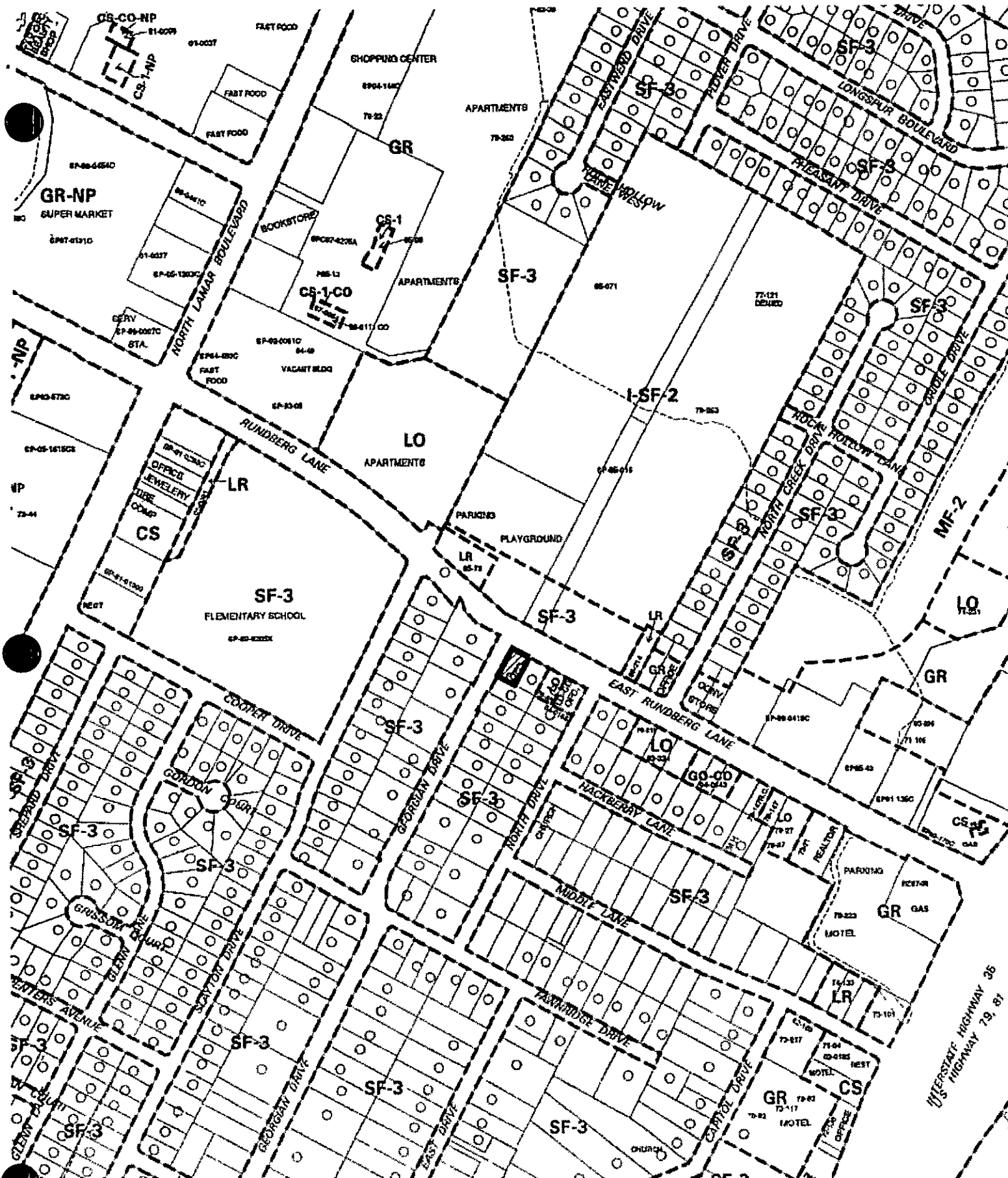
**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, 2006

Will Wynn  
Mayor

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



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR J ROUSSELIN

CASE # C14-06-0127  
 ADDRESS 101 E RUNDBERG LN  
 SUBJECT AREA (acres) 0.180

# ZONING EXHIBIT A

DATE 06-08  
 INTLS SM

CITY GRID  
 REFERENCE  
 NUMBER  
 130