

ORDINANCE NO. 20061102-048

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2501 SOUTH CAPITAL OF TEXAS HIGHWAY FROM LIMITED OFFICE (LO) 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 (LO) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No C14-06-0170, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 3A of Amended Plat of Lots 1, 2, and 3, Sandbird Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 99, Page 322, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2501 South Capital of Texas Highway, 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 uses are prohibited uses of the Property
 - Business or trade school
 - Business support services
 - Guidance services

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

PART 3. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

_____, November 2, 2006 §
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 Will Wynn
 Mayor

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

