

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 117 SANDRA STREET IN THE SWEETBRIAR  
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL  
5 OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
6 (GO-MU-CO-NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9  
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-  
13 NP) combining district on the property described in Zoning Case No. C14-2010-0018, on  
14 file at the Planning and Development Review Department, as follows:

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16 Lot 7, Connie Lynn Addition Subdivision, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Volume 4, Page  
18 272, of the Plat Records of Travis County, Texas (the "Property"),

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20 locally known as 117 Sandra Street, in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".

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23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 general office (GO) base district, the mixed use combining district, and other applicable  
26 requirements of the City Code.

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28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:

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31 A. A solid fence shall be provided and maintained along the west property line.

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33 B. Gating of a driveway that serves a commercial use and provides vehicular access  
34 from the Property onto Sandra Street is required.  
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1 C. Exterior lighting on the south side of the Property must be hooded or shielded so  
2 that the light source is not directly visible from the adjacent residential zoned  
3 areas.  
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5 D. The following uses of the Property are prohibited uses:  
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7 Administrative & business offices	Art gallery
8 Bed & breakfast residential (Group 2)	Art workshop
9 Business or trade school	Business support services
10 Communications services	College & university services
11 Congregate living	Convalescent services
12 Guidance services	Hospital services (general)
13 Hospital services (limited)	Professional office
14 Residential treatment	Restaurant (limited)
15 Software development	Urban farm
16 Medical offices (exceeding 5000 sq.ft. 17 of gross floor area)	Medical offices (not exceeding 5000 sq.ft. of gross floor area)

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19 E. The following uses of the Property are conditional uses:  
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21 Cultural services	Day care services (commercial)
22 Day care services (general)	Group home, Class 1 (general)
23 Group home, Class 1 (limited)	Local utility services
24 Private primary educational facilities	Private secondary educational facilities
25 Safety services	

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27 **PART 4.** The Property is subject to Ordinance No. 20050818-Z002 that established the  
28 Sweetbriar neighborhood plan combining district.  
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1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.  
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4 **PASSED AND APPROVED**  
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6 \_\_\_\_\_, 2010  
7

§  
§  
§

8  
9 Lee Leffingwell  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_

14 Karen M. Kennard  
15 Acting City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk



**N**

**1" = 200'**

	<b>SUBJECT TRACT</b>		
	<b>ZONING BOUNDARY</b>		
	<b>PENDING CASE</b>		

**OPERATOR: S. MEEKS**

**ZONING CASE#: C14-2010-0018**

**ADDRESS: 117 SANDRA ST**

**SUBJECT AREA: 0.156 ACRES**

**GRID: G17**

**MANAGER: W. RHOADES**

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

