ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2205 EAST 12TH STREET IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0114, on file at the Planning and Development Review Department, as follows:

> Lot 8, Block 13, Foster Subdivision of Outlot No. 58, Division "B", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 34, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2205 East 12th 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining 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.

PART 4. The Property is subject to Ordinance No. 020110-17 that established the Rosewood neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

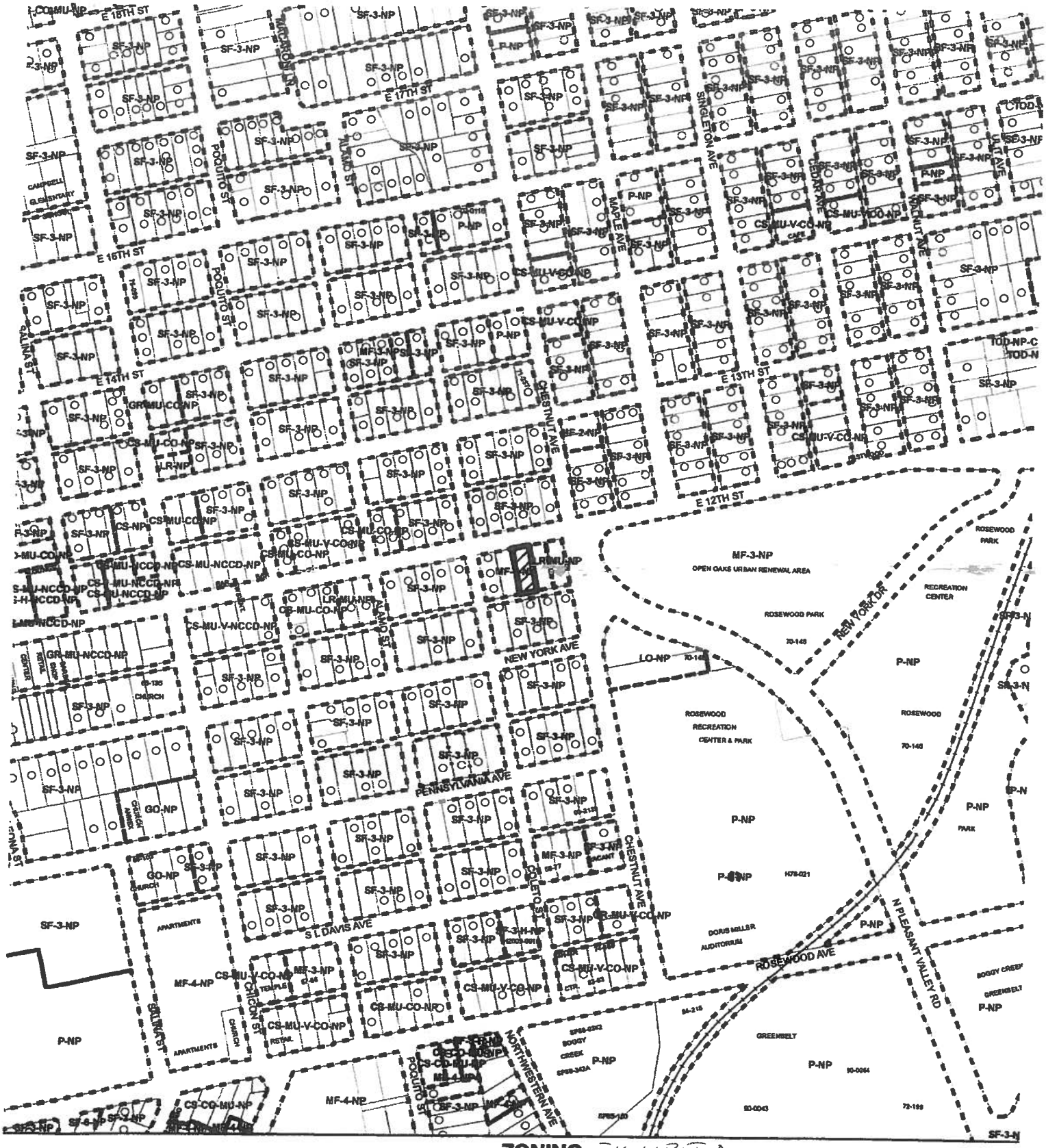
§
§
_____, 2010 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

draft



ZONING EXHIBIT A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2010-0114
LOCATION: 2205 E 12TH ST
SUBJECT AREA: 0.1828 ACRES
GRID: K23
MANAGER: J. HARDEN

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.