

**ORDINANCE NO. 20181101-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9401 SOUTH CHISHOLM TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 single family residence standard lot (SF-2) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0097, on file at the Planning and Zoning Department, as follows:

Lot 4, Swanson's Ranchettes Subdivision, a subdivision in Travis County, Texas as recorded in Volume 16, Page 58, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9401 South Chisholm Trail in the City of Austin, Travis County, Texas, 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:

- A. The maximum number of dwelling units on the Property shall be limited to one unit.
- B. Driveway access to South Chisholm Trail shall be removed before a certificate of occupancy is issued for development of the Property. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. 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 300 trips per day.

D. The following uses are prohibited uses on the Property:

Club or lodge  
Private primary educational  
facilities  
Public primary educational  
facilities  
Urban farm

College and university facilities  
Private secondary educational  
facilities  
Public secondary educational facilities

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) district, mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on November 12, 2018.

**PASSED AND APPROVED**

November 1, 2018

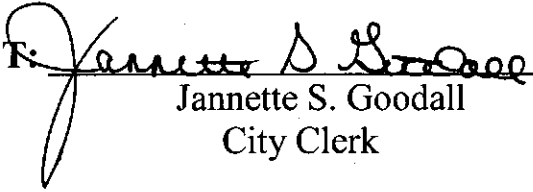
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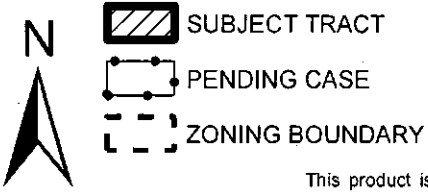
  
Steve Adler  
Mayor

**APPROVED:**

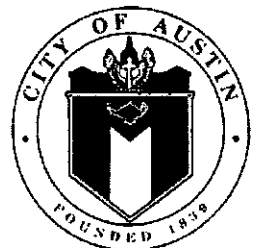
  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



## Exhibit A



This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 200'$$