

**ORDINANCE NO. 050303-70**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8423 STATE HIGHWAY 71 WEST AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 interim rural residence (I-RR) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No.C14-04-0071, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Oak Bridge Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 87, Pages 52A and 52B, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 8423 State Highway 71 West, 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:

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.

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) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 14, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, March 3, 2005

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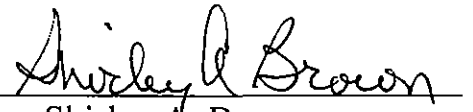
Will Wynn  
Mayor

**APPROVED:**

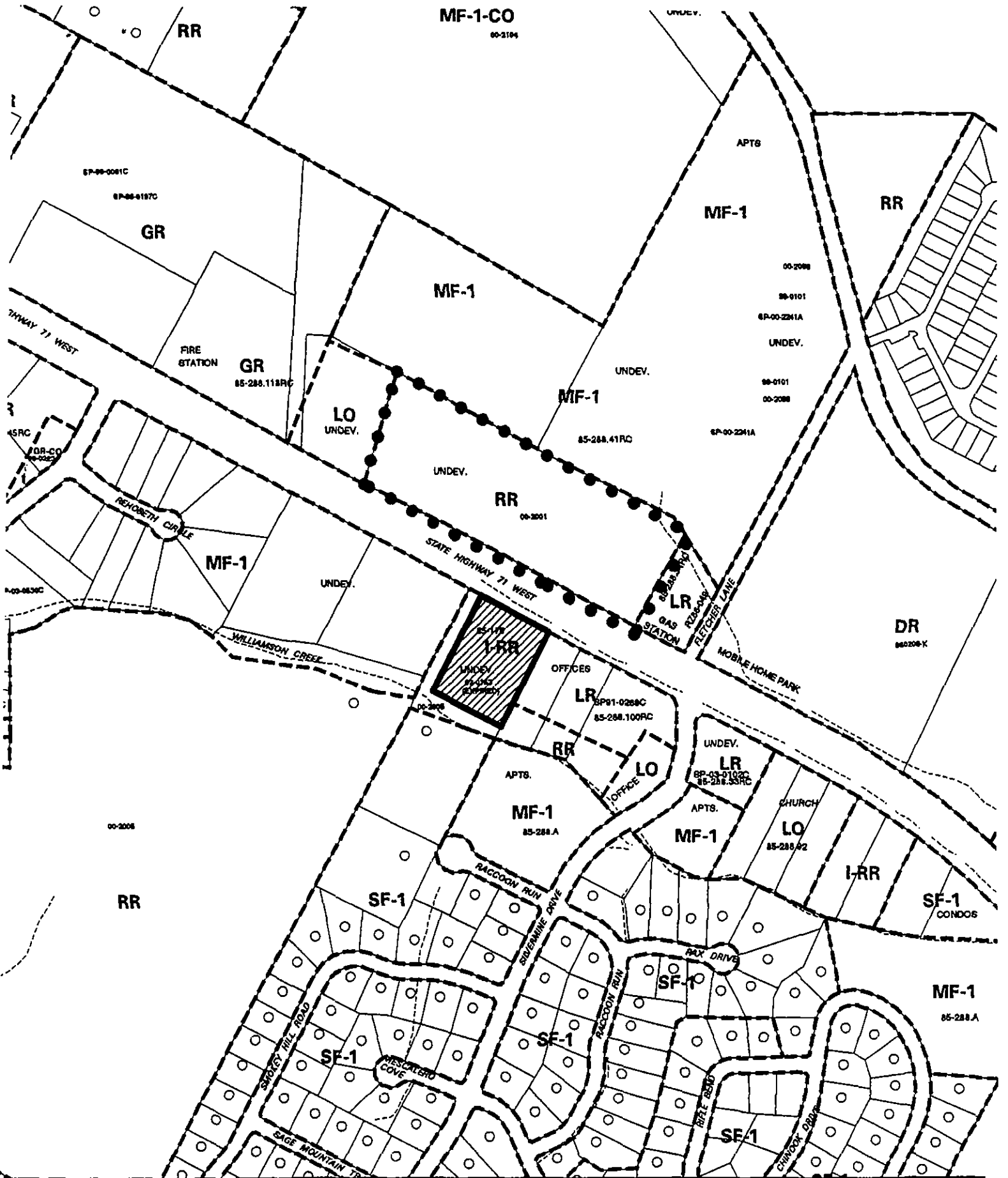






David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



|   |                      |   |   |                              |   |
|---|----------------------|---|---|------------------------------|---|
| <br>1" = 400' | SUBJECT TRACT        |  | <b>ZONING EXHIBIT A</b><br><br>CASE #: C14-04-0071<br>ADDRESS: 8423 W STATE HWY 71<br>SUBJECT AREA (acres): 2 | DATE: 04-05<br><br>INTLS: SM | CITY GRID<br>REFERENCE<br>NUMBER<br><br>B20 |
|   | PENDING CASE         |  |   |                              |   |
|   | ZONING BOUNDARY      |  |   |                              |   |
|   | CASE MGR: G. RHOADES |   |   |                              |   |