

**ORDINANCE NO. 20051103-030**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE WEST CONGRESS NEIGHBORHOOD PLAN AREA AT 400-414 WEST STASSNEY LANE FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-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 family residence-neighborhood plan (SF-3-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-05-0106.02, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.612 acres tract of land (more or less) out of the William Cannon League, Survey No. 19, Abstract 6, Travis County, and Lots 3 and 4, less the south 3.8 feet average of Block 3, Pleasant Hill Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 7, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 400-414 West Stassney Lane, 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, the Property may be developed and used in accordance with the regulations established for the neighborhood general office (GO) base 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:

If the Property is developed with a non-residential use, then vehicular egress from the Property to Hummingbird Lane shall be by a limited function driveway that allows right-out movement only.

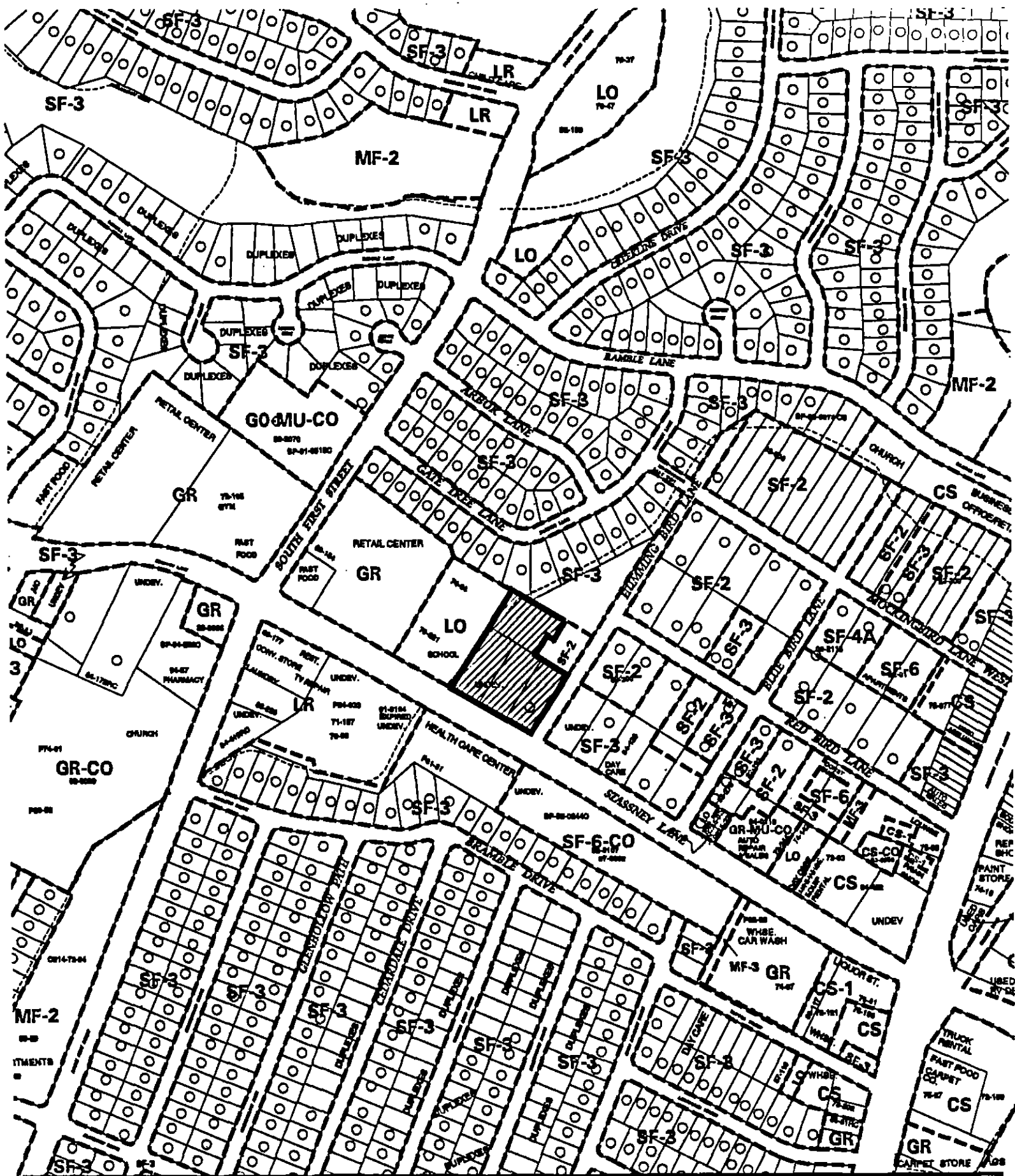
**PART 4.** The Property is subject to Ordinance No. 20050818-Z003 that established the West Congress neighborhood plan combining district.

**PART 5.** This ordinance takes effect on November 14, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005      §  
                                 §  
                                 §  
                                 \_\_\_\_\_  
                                 Will Wynn  
                                 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         David Allan Smith                           Shirley A. Brown  
                         City Attorney                           City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER <b>G17</b>
	PENDING CASE 			
	ZONING BOUNDARY 	<b>CASE #:</b> C14-05-0106.02	<b>DATE:</b> 05-09	
	CASE MGR: W.WALSH	<b>ADDRESS:</b> 400-414 W.STASSNEY LA. <b>SUBJECT AREA (acres):</b> 2.208	<b>INTLS:</b> TRC	