

**ORDINANCE NO. 20100408-041**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9500 NEENAH AVENUE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-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 general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2009-0107, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Davis Springs Section 5-C Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Cabinet Q, Slides 18-19, in Document No. 9840460, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 9500 Neenah Avenue, in the City of Austin, Williamson 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:

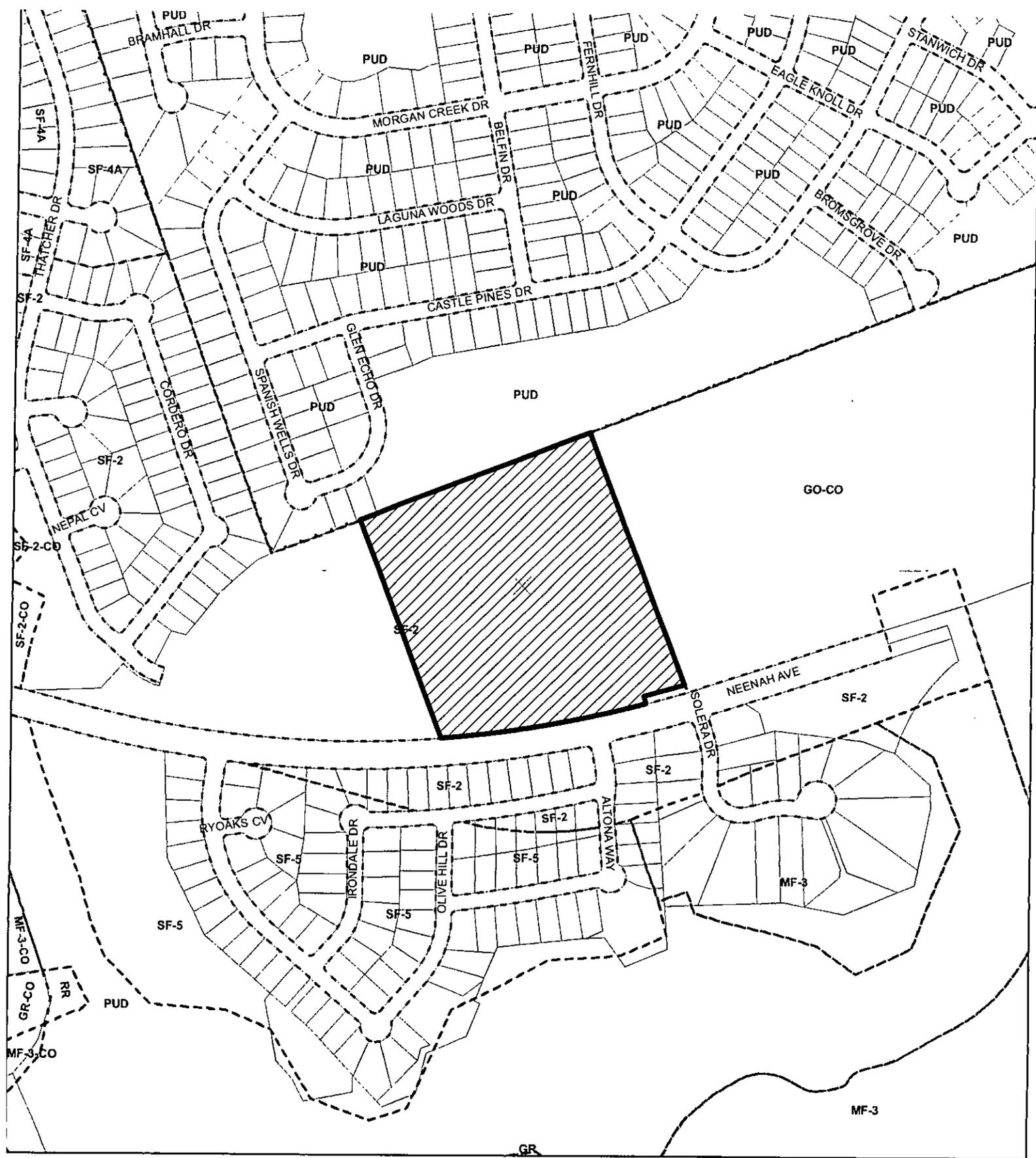
A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Business or trade school  
Communication services  
Medical offices (not exceeding 5000  
sq.ft. gross floor area)  
Personal services  
Restaurant (limited)

Business support services  
Off-site accessory parking  
Medical offices (exceeding 5000  
sq.ft. gross floor area)  
Printing & publishing





ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2009-0107  
 ADDRESS: 9500 NEENAH AVE  
 SUBJECT AREA: 14.92 ACRES  
 GRID: H41  
 MANAGER: S. SIRWAITIS

OPERATOR: S. MEEKS



1" = 400'

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.