

ORDINANCE NO. 20120209-045

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12502 TOMANET TRAIL FROM SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-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 large lot (SF-1) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No. C14-2011-0055, on file at the Planning and Development Review Department, as follows:

Lot 2, Block C, Tomanet Estates Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 2010183814 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 12502 Tomanet Trail, 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:

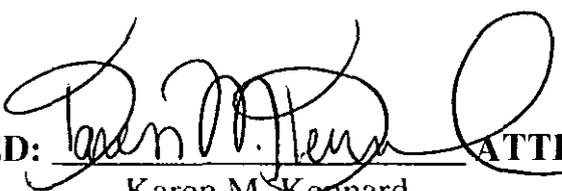
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

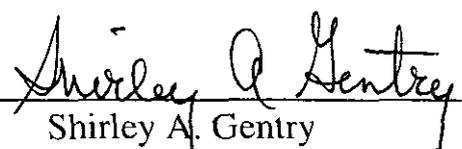
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, the mixed use combining district, and other applicable requirements of the City Code.

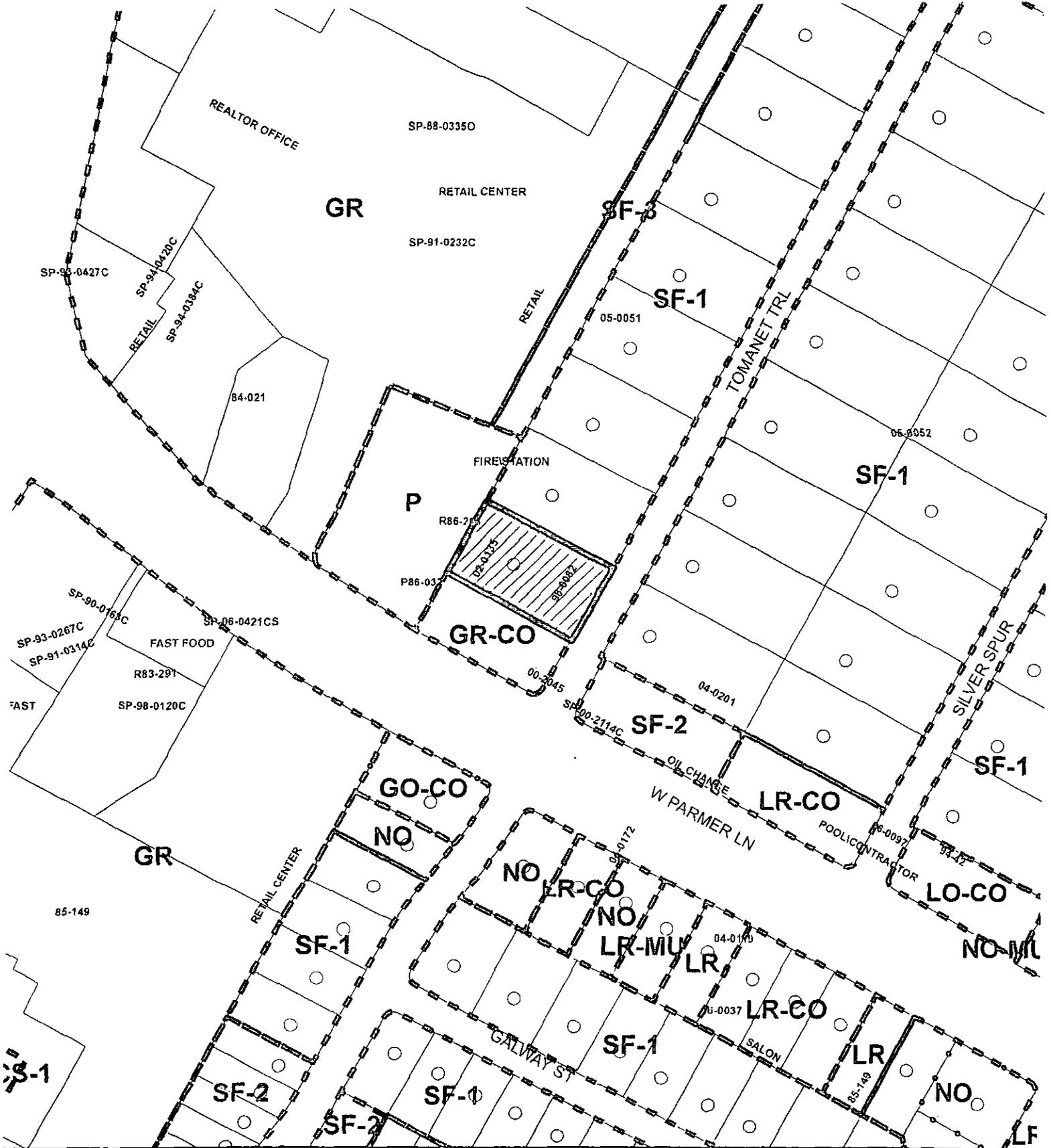
PART 3. This ordinance takes effect on February 20, 2012.

PASSED AND APPROVED

February 9, 2012 §  §
Lee Effingwell
Mayor

APPROVED: 
Karen M. Kennard
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk



ZONING

ZONING CASE#: C14-2011-0055
(Revised map)

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

