

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2111 FORT VIEW ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-**
4 **CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to neighborhood office-mixed
10 use-conditional overlay (NO-MU-CO) combining district on the property described in
11 Zoning Case No. C14-2012-0145, on file at the Planning and Development Review
12 Department, as follows:

13
14 Lot 1, Goodnight & Pearson Addition Subdivision, a subdivision in the City of
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
16 5, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 2111 Fort View Road in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

- 23
24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that is less than 2,000 vehicle trips per day.
28
29 B. Vehicular access to and from the Property and Fort View Road is prohibited if
30 any portion of the Property is used for commercial or civic uses, except for
31 bicycle and emergency ingress and egress. All vehicular access to the Property
32 shall be from other adjacent public streets or through other adjacent property.
33

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

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2 **PART 3.** This ordinance takes effect on _____, 2013.
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5 **PASSED AND APPROVED**
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9 _____, 2013

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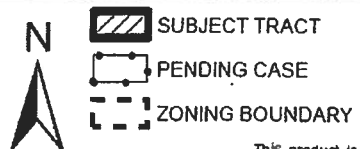
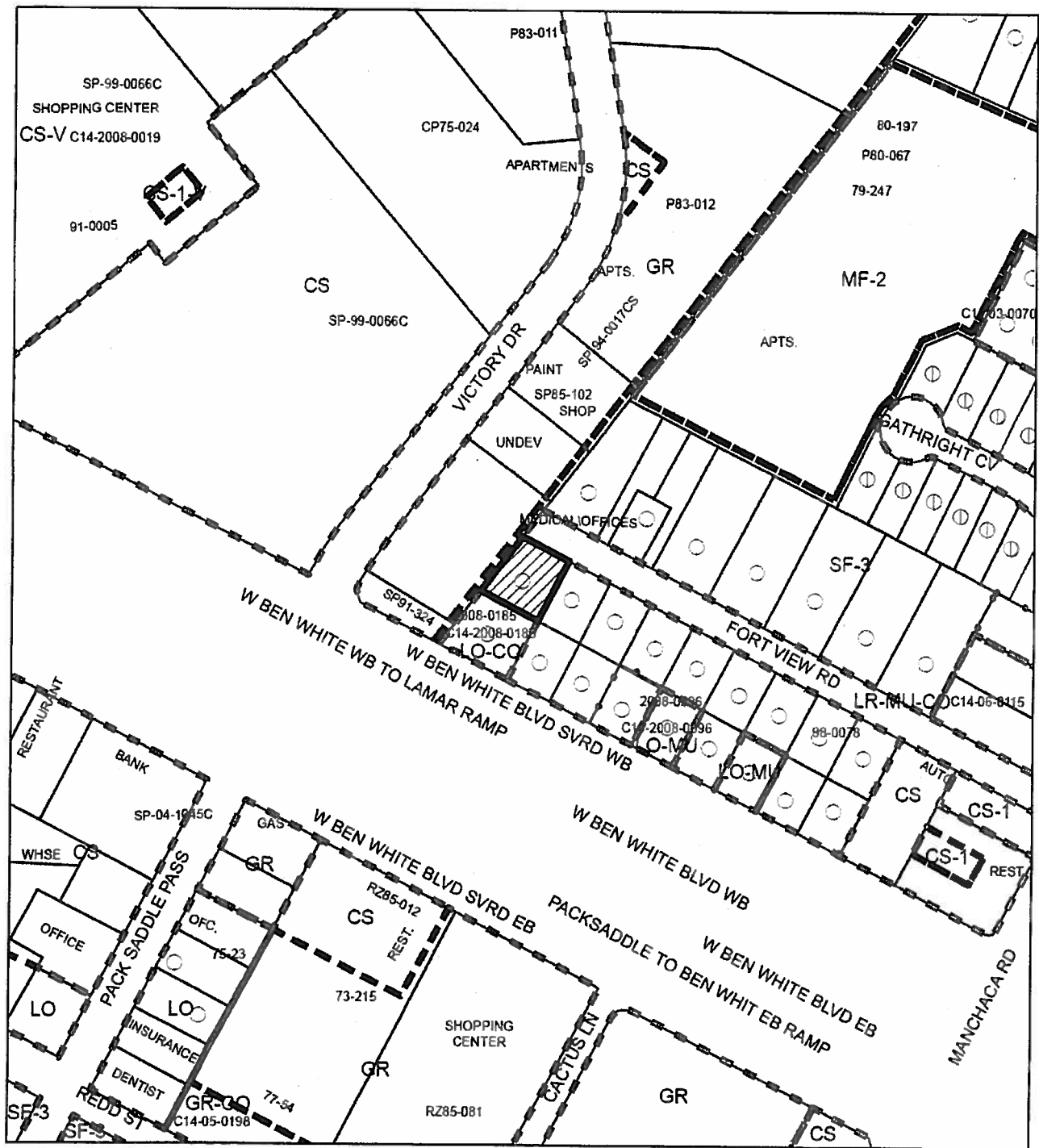
10 _____
11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____

15 Karen M. Kennard
16 City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



ZONING
ZONING CASE#: C14-2012-0145

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.



Exhibit A