

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 9704 CIRCLE DRIVE IN THE WEST OAK HILL**
3 **NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-**
4 **NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO LIMITED**
5 **OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN**
6 **(LO-MU-CO-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from rural residence-neighborhood plan (RR-NP) combining
12 district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2013-0059, on
14 file at the Planning and Development Review Department, as follows:
15

16 Lot 1, Rockwood Subdivision, a subdivision in the City of Austin, Travis County,
17 Texas, according to the map or plat of record in Plat Book 18, Page 7, of the Plat
18 Records of Travis County, Texas (the "Property"),
19

20 locally known as 9704 Circle Drive in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
24 Property may be developed and used in accordance with the regulations established for the
25 limited office (LO) base district and other applicable requirements of the City Code.
26

27 **PART 3.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following condition:
29

30 A site plan or building permit for the Property may not be approved, released, or
31 issued, if the completed development or uses of the Property, considered cumulatively
32 with all existing or previously authorized development and uses, generate traffic that
33 exceeds 2,000 trips per day.
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the limited office (LO) base district,
37 the mixed use combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED




_____, 2013

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§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2013-0059

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