

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4505 NORTH I.H. 35 SERVICE ROAD
3 NORTHBOUND IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN
4 AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP)
5 COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (LO-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 family residence-neighborhood plan (SF-3-NP) combining
12 district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining
13 district on the property described in Zoning Case No. C14-2013-0094, on file at the
14 Planning and Development Review Department, as follows:
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16 Lot 3, Block F, Delwood Section Two Subdivision, a subdivision in the City of
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
18 4, Page 282, of the Plat Records of Travis County, Texas (the "Property"), SAVE
19 AND Except 1933.1 square feet of land being a part of Lot 1, Block F, Delwood
20 Section Two Subdivision, as more particularly described by metes and bounds in
21 Volume 4380, Page 2048 in the Real Property Records of Travis County, Texas.
22

23 locally known as 4505 North I.H. 35 Service Road Northbound in the City of Austin,
24 Travis County, Texas, and generally identified in the map attached as Exhibit "A".
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26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 limited office (LO) base district and other applicable requirements of the City Code.
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30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:
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- 33 A. A site plan or building permit for the Property may not be approved, released,
34 or issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37

1 B. A 9 foot high solid fence shall be constructed along the eastern property line.

2
3 C. The following uses are prohibited uses of the Property:

4 Community garden

Medical offices-exceeding 5000 sq.
ft. gross floor area

Personal services

Community garden

Urban farm

Club or lodge

College and university facilities

Communication service facilities

Community recreation (public)

Community recreation (private)

Congregate living

Day care services (commercial)

Group home, Class 1 (general)

Group home, Class II (limited)

Local utility services

Private primary educational
facilities

Private secondary educational
facilities

Public primary educational facilities

Public secondary educational
facilities

Residential treatment

Safety services

5
6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the limited office (LO) base district
8 and other applicable requirements of the City Code.

9
10 **PART 4.** The Property is subject to Ordinance No. 020801-92 that established the Upper
11 Boggy Creek neighborhood plan combining district.
12
13

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

PASSED AND APPROVED

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_____, 2013

Lee Leffingwell
Mayor

APPROVED: _____ ATTEST: _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

