

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2410 CEDAR BEND DRIVE FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING 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 neighborhood commercial-conditional overlay (LR-CO) combining district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2013-0151, on file at the Planning and Development Review Department, as follows:

Lot 1, Block C, Centrum Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Page 516-C of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2410 Cedar Bend Drive 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. Vehicular access from the Property to Tomanet Trail is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- B. A twenty-five foot wide vegetative buffer shall be provided and maintained along and adjacent to the northern property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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

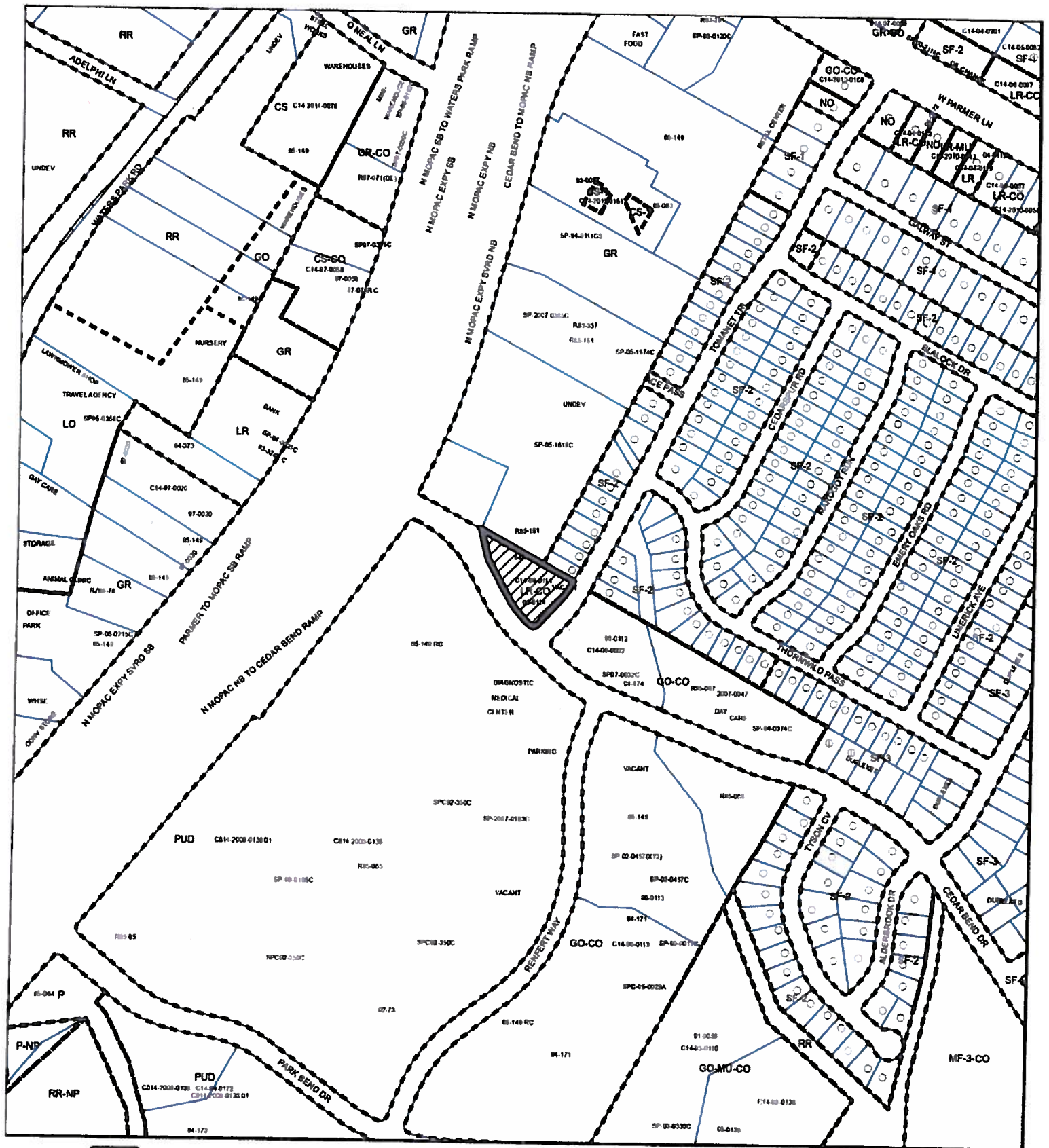
1 **PART 3.** This ordinance takes effect on _____, 2014.
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4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2014 § _____
9

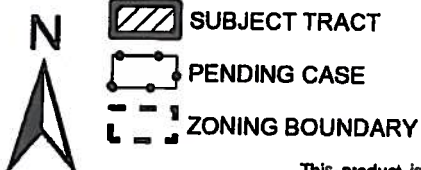
10 Lee Leffingwell
11 Mayor

12
13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk



ZONING

ZONING CASE#: C14-2013-0151



1" = 400'

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 geography by the City of Austin regarding specific accuracy or completeness.



Exhibit A