

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8324 CAMERON ROAD IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP) 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 limited industrial services-neighborhood plan (LI-NP) combining district to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0100, on file at the Planning and Zoning Department, as follows:

Lot 1, Block B, Cameron Road Corporate Park Phase 1 subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 100, Pages 303-305 of the Plat Records of Travis County, Texas (the "Property")

locally known as 8324 Cameron Road in the City of Austin, Travis County, Texas, 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. A minimum 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the south and west property lines. Improvements permitted within the buffer zone are limited to underground utility improvements or those improvements that may be otherwise required by the City of Austin.

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) district and other applicable requirements of the City Code.

**PART 3.** The Property is subject to Ordinance No. 20110113-060 that established the Heritage Hills/Windsor Hills Combined Neighborhood Plan.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

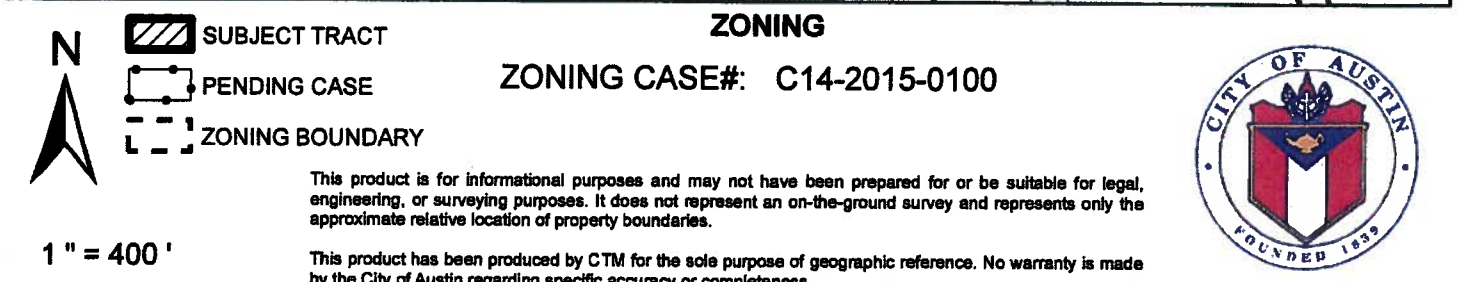
\_\_\_\_\_, 2015      §  
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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk



**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