

ORDINANCE NO. _____

AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2106 AND 2108 WEST BEN WHITE BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY (LO-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 from family residence (SF-3) district to limited office-conditional overlay (LO-CO) combining district on the property described in Zoning Case No. C14-2017-0014, on file at the Planning and Zoning Department, as follows:

Lots 20 and 21, Goodnight and Pearson Addition subdivision, a subdivision in Travis County, Texas, as recorded in Volume 5, Page 28 of the Plat Records of Travis County, Texas (the “Property”),

locally known as 2106 and 2108 West Ben White Boulevard 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

PART 3. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 §
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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

