# ORDINANCE NO. <u>20170831-076</u>

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9501 STONEBRIDGE DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBHORHOOD PLAN (LO-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 office-conditional overlay-neighborhood plan (LO-CO-NP) combining district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0033, on file at the Planning and Zoning Department, as follows:

> Lot 1, Quail Creek, Phase III, Section 2 subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 55, Page 63 of the Plat Records in Travis County, Texas (the "Property"),

locally known as 9501 Stonebridge Drive 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:

> The following uses are prohibited uses for the Property:

| | |
|---|---|
| Residential treatment | Club or lodge |
| Medical offices – exceeding 5,000 sq. ft. gross floor area | |

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) district and other applicable requirements of the City Code.
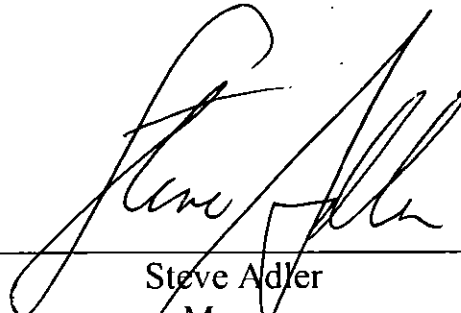
**PART 4.** The Property is subject to Ordinance No. 20010524-094 that established zoning for the North Austin Civic Association Neighborhood Plan.

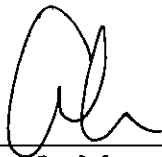**PART 5.** This ordinance takes effect on September 11, 2017.
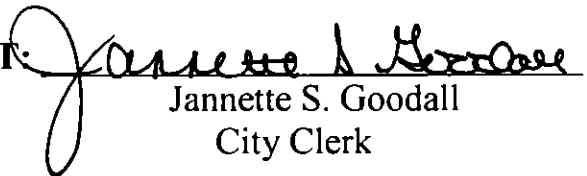
**PASSED AND APPROVED**

§
§
August 31 , 2017    §  _____
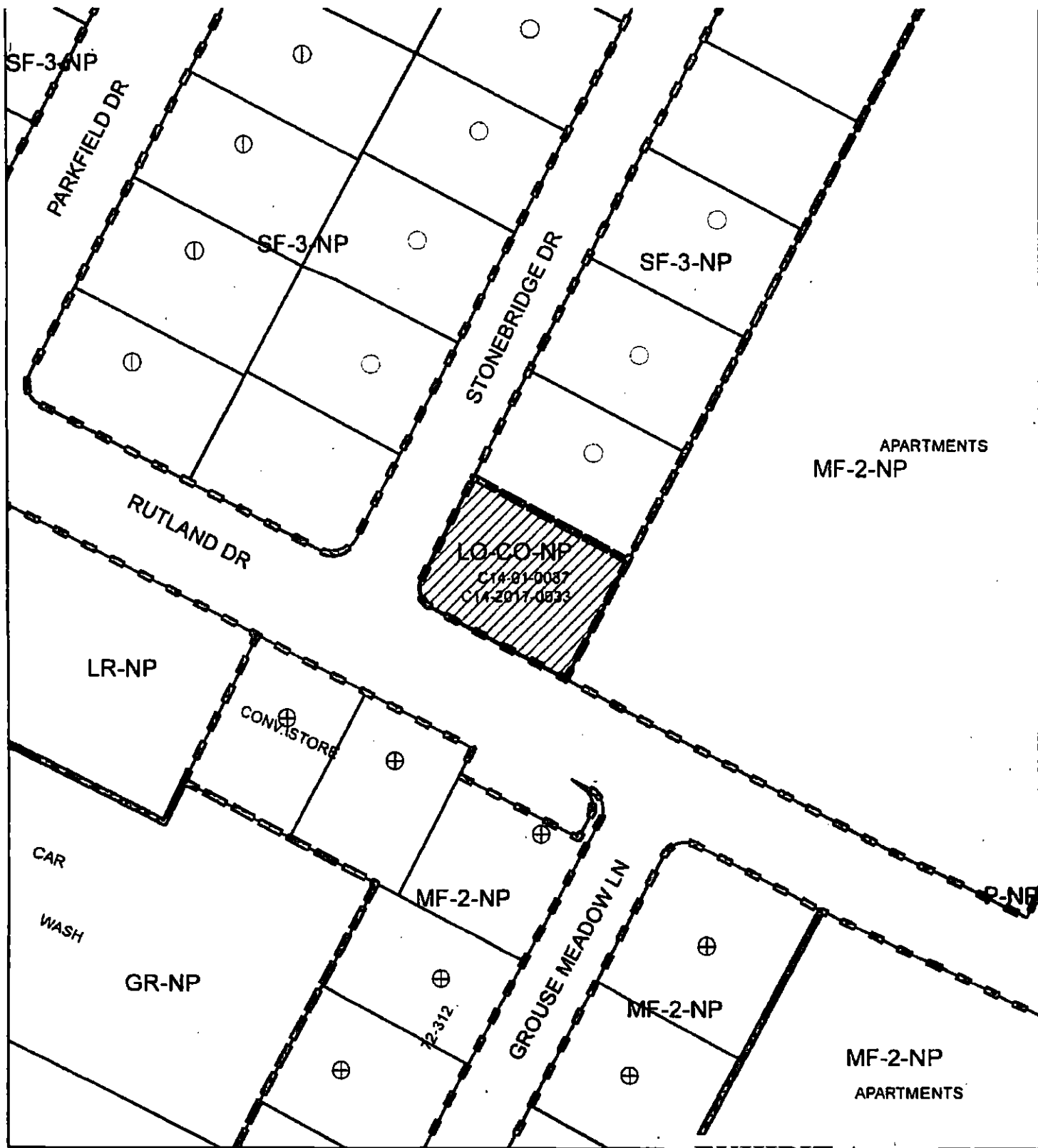                                         Steve Adler
                                          Mayor

**APPROVED:** _____    **ATTEST:** _____
                  Anne L. Morgan                              Jannette S. Goodall
                  City Attorney                                City Clerk

SF-3-NP

PARKFIELD DR

STONEBRIDGE DR

SF-3-NP

SF-3-NP

APARTMENTS
MF-2-NP

RUTLAND DR

LO-CO-NP
C14-01-0087
C14-2017-0033

LR-NP

CONV. STORE

MF-2-NP

CAR

WASH

GR-NP

72-312

GROUSE MEADOW LN

MF-2-NP

MF-2-NP

MF-2-NP

APARTMENTS

P-NF

**EXHIBIT A**

N

▨ SUBJECT TRACT

▭ PENDING CASE

▢ ZONING BOUNDARY

**ZONING**

Zoning Case: C14-2017-0033

1 " = 83 '

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.

CITY OF AUSTIN