

ORDINANCE NO. 20181101-049

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9401 SOUTH CHISHOLM TRAIL FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 single family residence standard lot (SF-2) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0097, on file at the Planning and Zoning Department, as follows:

Lot 4, Swanson's Ranchettes Subdivision, a subdivision in Travis County, Texas as recorded in Volume 16, Page 58, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9401 South Chisholm Trail 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. The maximum number of dwelling units on the Property shall be limited to one unit.
- B. Driveway access to South Chisholm Trail shall be removed before a certificate of occupancy is issued for development of the Property. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. 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 300 trips per day.

D. The following uses are prohibited uses on the Property:

Club or lodge
Private primary educational facilities
Public primary educational facilities
Urban farm

College and university facilities
Private secondary educational facilities
Public secondary educational facilities

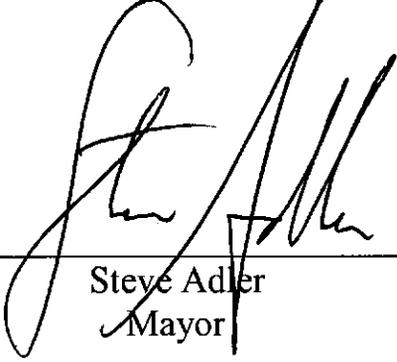
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on November 12, 2018.

PASSED AND APPROVED

November 1, 2018

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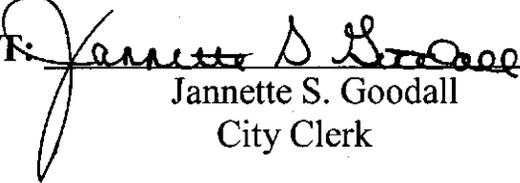
Steve Adler
Mayor

APPROVED:

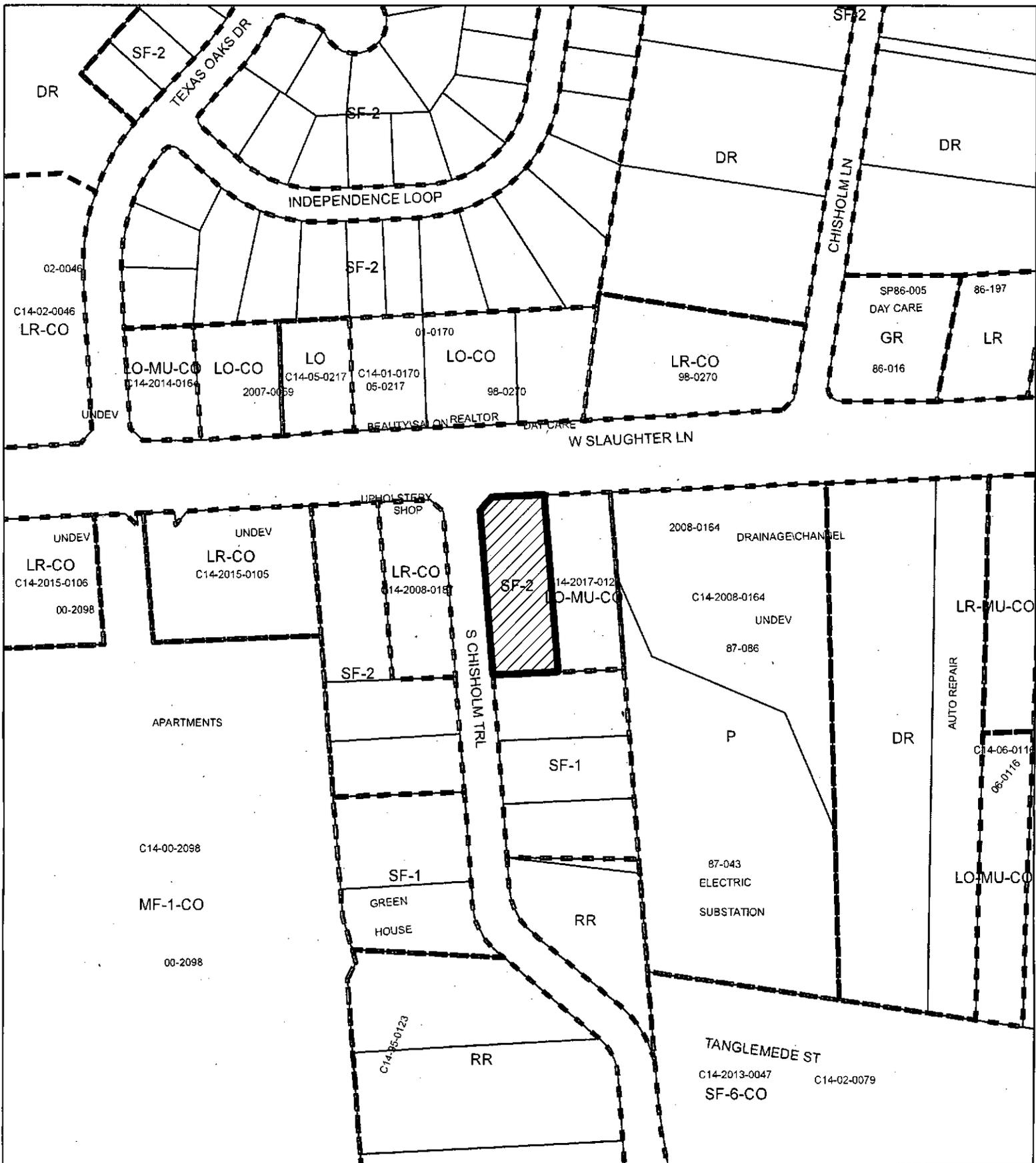


Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Zoning Case
C14-2018-0097

Exhibit A



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.