

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6529 VAUGHT RANCH ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0159, on file at the Housing and Planning Department, as follows:

Lot 4, Block A, VAUGHT RANCH SEC 2, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200600158 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6529 Vaught Ranch 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:

The following uses are prohibited uses on the Property:

Club or lodge

Day care services (commercial)

Day care services (limited)

Medical offices (exceeding 5,000 square feet gross floor area)

Public primary educational facilities

College and university facilities

Day care services (general)

Hospital services (limited)

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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

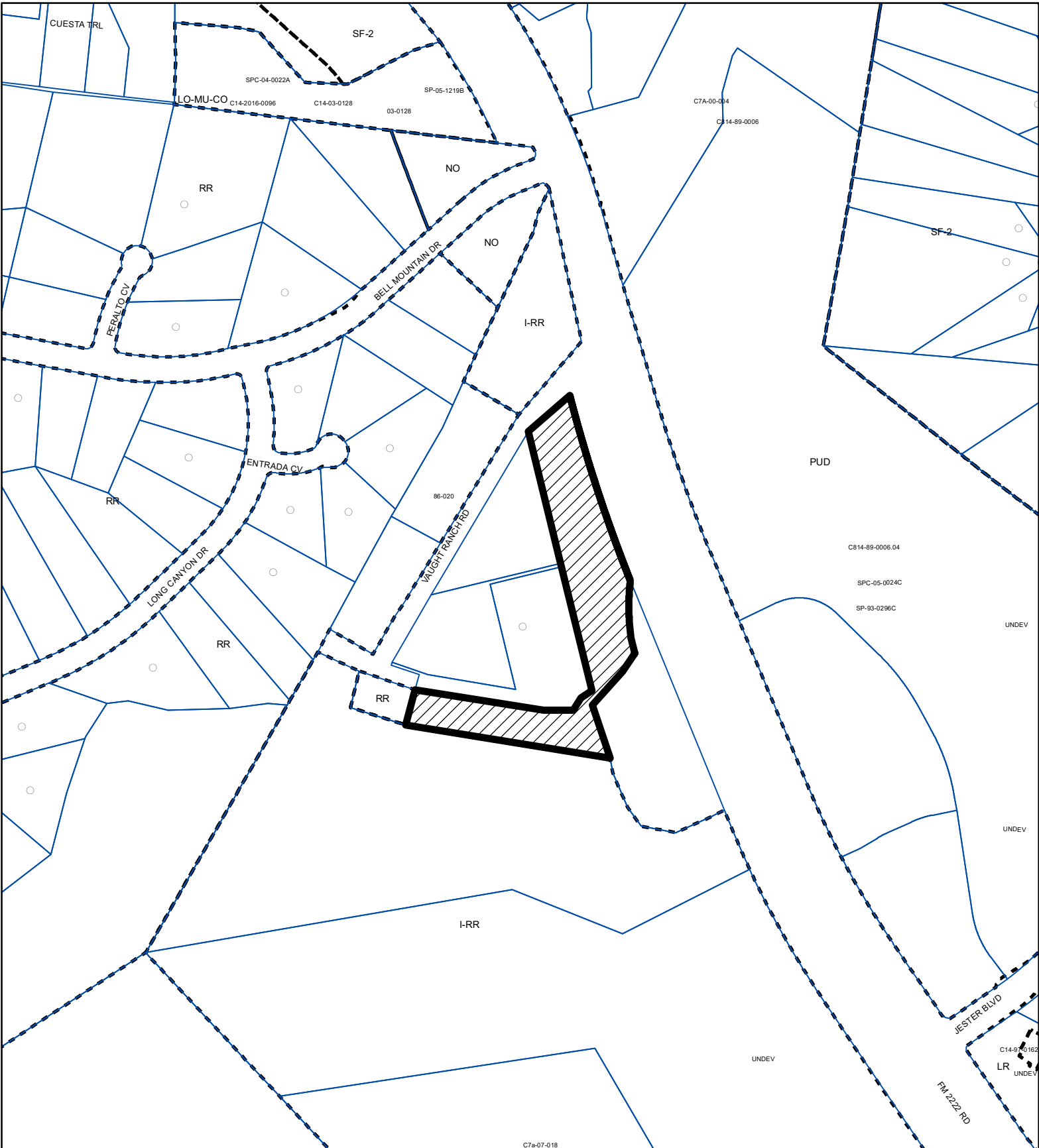
PART 4. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2021-0159
Exhibit A

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 9/22/2021