

**ORDINANCE NO. 020829-36**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7612 COOPER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-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 development reserve (DR) district to neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district on the property described in Zoning Case No.C14-02-0069, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, The Thomas Euers Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 360, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 7612 Cooper Lane, in the City of Austin, Travis County, Texas, and 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:

1. The following uses of the Property are prohibited uses:

Bed and breakfast (group 2)  
Professional offices  
Special use historic  
Community recreation (private)  
Congregate living  
Cultural services  
Local utility services  
Private secondary education facilities  
Public secondary educational facilities  
Safety services

Administrative and business offices  
Software development  
College and university facilities  
Community recreation (public)  
Counseling services  
Day care services (commercial)  
Private primary educational facilities  
Public primary educational facilities  
Residential treatment  
Urban farm

2. Development of the Property may not exceed 40 percent building coverage.
3. Development of the Property may not exceed 45 percent impervious cover.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

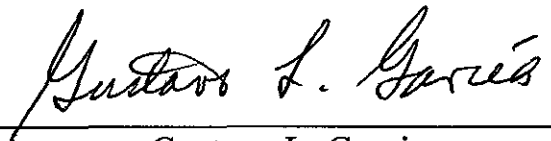
**PART 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on September 9, 2002.

**PASSED AND APPROVED**

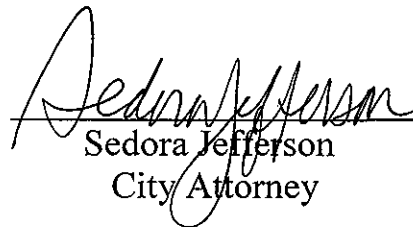
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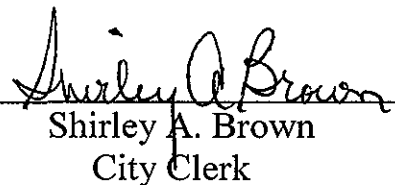


Gustavo L. Garcia  
Mayor

APPROVED:

  
Sedora Jefferson  
City Attorney

ATTEST:

  
Shirley A. Brown  
City Clerk

DR

COOPER LANE

SF-4

SF-6-CO

02-0039

02-0069

CO

126

EXXON PIPELINE EASE.

CHURCH

CHURCH

EXXON

UNDEVELOPED

DITTWAR ROAD

SF-4A-CO 96-0122

PATCHWAY LANE

M/H

I-RR

SF-4A-CO



1" = 200'

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: W. WALSH



CASE #: C14-02-0069

ADDRESS: 7612 COOPER LANE

SUBJECT AREA (acres): 6.870

ZONING *EXHIBIT A*

DATE: 02-07

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

F15