

ORDINANCE NO. 030712-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10003 ROCKING HORSE ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-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-conditional overlay (NO-CO) combining district on the property described in Zoning Case No.C14-02-0173, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 88, Palomino Park Section Three Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 28, Page 18, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT a 0.1217 acre tract of land out of Lot 88 conveyed for right-of-way purposes to Travis County, Texas, the tract being more particularly described by metes and bounds in an instrument recorded in Volume 10268, Page 45, of the Real Property Records, of Travis County, Texas, (the "Property")

locally known as 10003 Rocking Horse Road, 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 maximum impervious coverage is 21.9 percent of a 43,422 square foot lot as follows and as shown on the attached Exhibit "B":

House and garage	3,049 sq. ft.
Improvements	6,449 sq. ft.

2. Vehicular access from the Property to Rocking Horse Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

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.

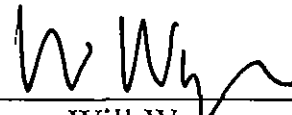
PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on July 28, 2003.

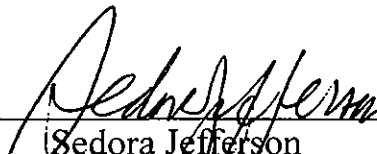
PASSED AND APPROVED

July 17, 2003

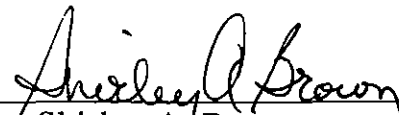
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Will Wynn
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



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