

ORDINANCE NO. _____

48
2/1/07

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 5100 COMMERCIAL PARK DRIVE AND
3 CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY
4 RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO LIMITED INDUSTRIAL
5 SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-single family residence standard lot (I-SF-2) district
11 to limited industrial service-conditional overlay (LI-CO) combining district on the property
12 described in Zoning Case No C14-06-0206, on file at the Neighborhood Planning and
13 Zoning Department, as follows
14

15 Lots 16 and 17, Northeast East Commercial Business Park, Section Two
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
17 to the map or plat of record in Plat Book 80, Page 145, of the Plat Records of
18 Travis County, Texas (the "Property"),
19

20 locally known as 5100 Commercial Park Drive, in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "A"
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 2,000 trips per day.
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31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the limited industrial service (LI)
33 base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2007

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4 **PASSED AND APPROVED**

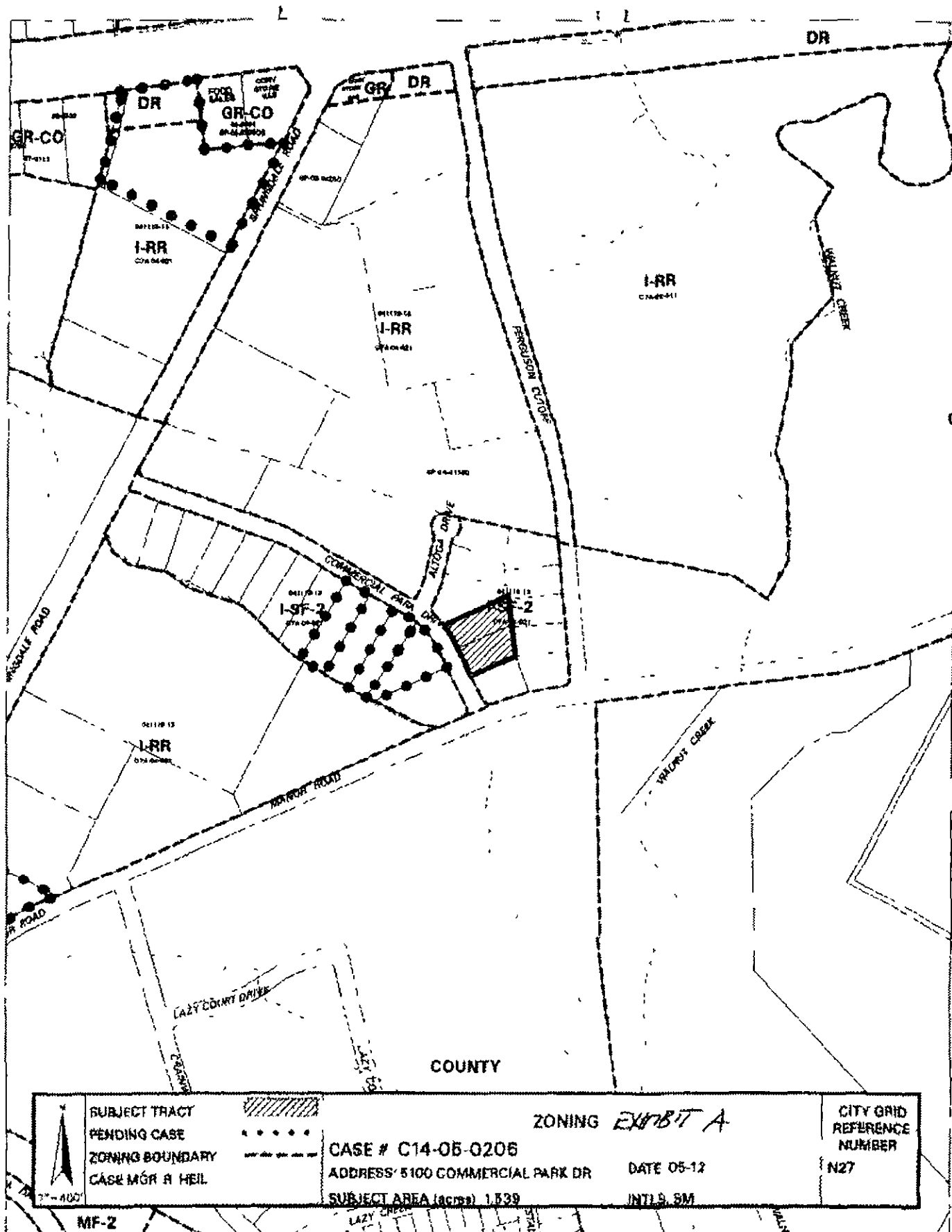
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8 _____, 2007

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Will Wynn
Mayor

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13 **APPROVED:** _____
14 David Allan Smith
15 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT	CASE # C14-05-0206 ADDRESS: 5100 COMMERCIAL PARK DR SUBJECT AREA (acres): 1.539	DATE 05-12 INTL 9, SM	CITY GRID REFERENCE NUMBER N27
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR R HEIL			

ZONING *EXHIBIT A*

MF-2