

ORDINANCE NO. 20070405-040

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2819-2823 MANOR ROAD IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0211, on file at the Neighborhood Planning and Zoning Department, as follows:

Being 0.918 acres of land, more or less out of Lots 3-6, Block 3, Outlot 48, Division B, Austin Heights Subdivision, a subdivision in the City of Austin, and being more particularly described in certain documents of record in Volume 12222, Page 351 and Page 327, and Volume 12283, Page 126, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 2819-2823 Manor Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

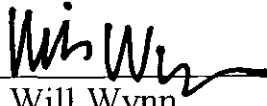
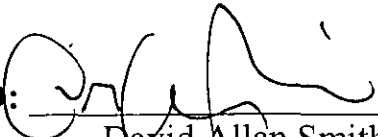
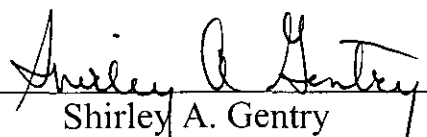
- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- B. Development of the Property may not exceed a height of 40 feet from grade level.
- C. The Property shall be developed with a minimum of 10 percent of the gross square floor area for commercial uses.
- D. The Property shall be developed with a minimum of 20 percent of the gross square floor area for residential uses.

PART 4. The Property is subject to Ordinance No. 020110-17 that established the Rosewood neighborhood plan combining district.

PART 5. This ordinance takes effect on April 16, 2007.

PASSED AND APPROVED

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<u>April 5</u> , 2007			
			Will Wynn
			Mayor
APPROVED:		ATTEST:	
	David Allan Smith		Shirley A. Gentry
	City Attorney		City Clerk

