

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4611 MANOR ROAD IN THE MLK NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 planned unit development-neighborhood plan (PUD-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-07-0003, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-5, Meadowcreek on Manor Road Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 82, Page 48, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4611 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 community commercial (GR) 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:

1. A residential use of the Property may not be less than 15 percent or more than 85 percent of the total building square footage.
2. Drive-through services use is prohibited as an accessory use to a commercial use.

3. The following uses of the Property are prohibited:

Automotive repair services
Automotive sales
Bail bond services
Community recreation (public)
Hotel-motel
Pawn shop services
Service station

Automotive rentals
Automotive washing (of any type)
Community recreation (private)
Guidance services
Off-site accessory parking
Residential treatment
Theater

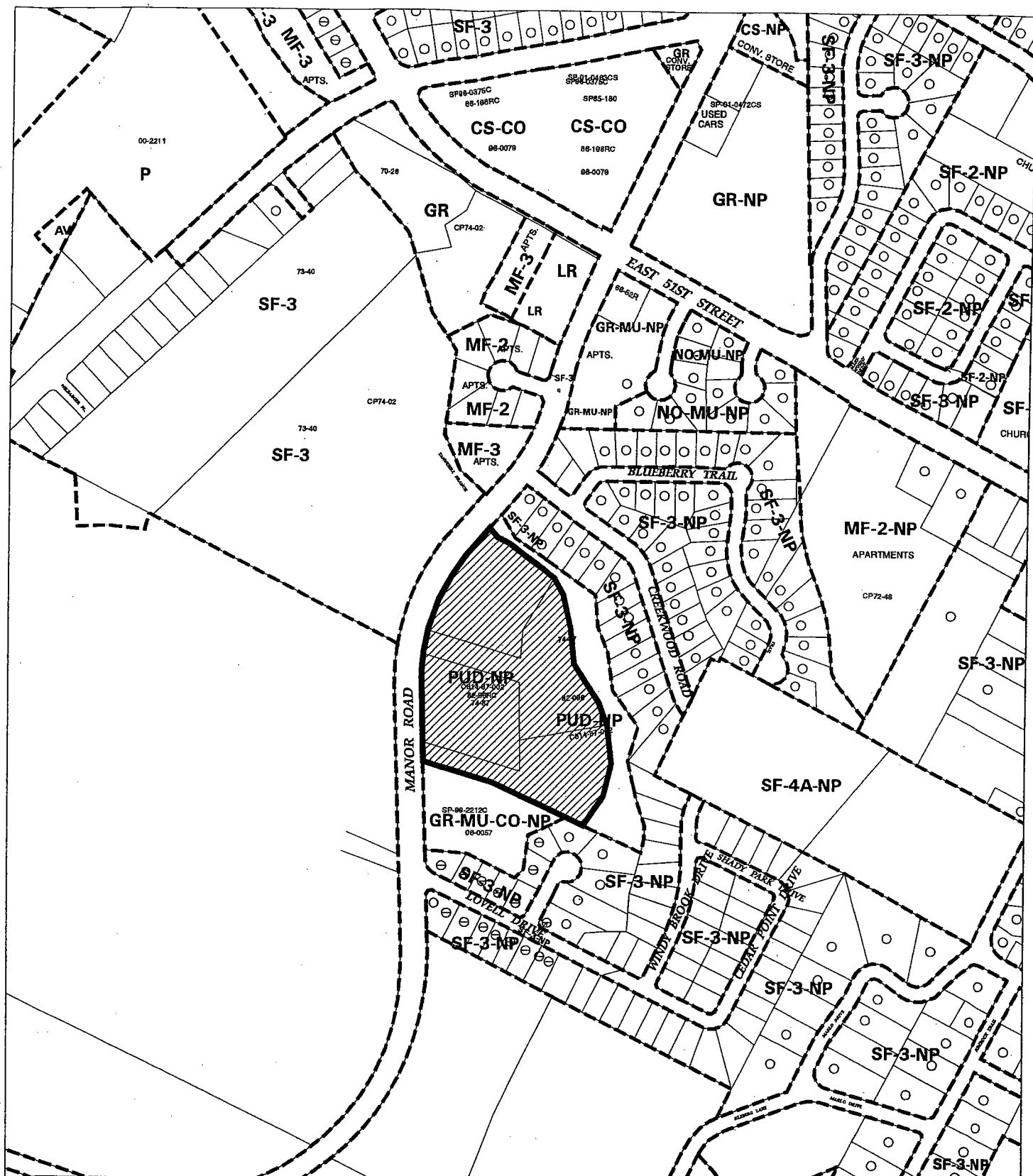
PART 4. The Property is subject to Ordinance No. 021107-Z-12c that established the MLK neighborhood plan combining district.




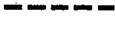
PART 5. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007 §
 §
 §
_____, 2007 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



 1" = 400'	<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL</p> <p>    </p>	<p align="center">ZONING EXHIBIT A</p> <p>CASE #: C14-07-0003 ADDRESS: 4611 MANOR RD. SUBJECT AREA (acres): 9.660</p> <p>DATE: 07-01 INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER L24,M24</p>
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MORRIS WILLIAMS GOLF COURSE