

ORDINANCE NO 20070524-045

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

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

C The following uses are prohibited uses of the Property

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

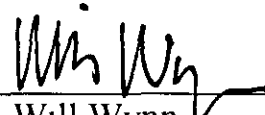
PART 4 The Property is subject to Ordinance No 021107-Z-12c that established the MLK neighborhood plan combining district

PART 5 This ordinance takes effect on June 4, 2007

PASSED AND APPROVED

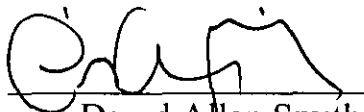
_____, May 24, 2007

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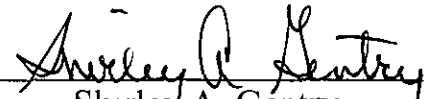
Will Wynn
Mayor

APPROVED



David Allan Smith
City Attorney

ATTEST



Shirley A. Gentry
City Clerk

