

## ORDINANCE NO \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO 20070809-056, REZONING AND  
2 CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN  
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON  
4 APPROXIMATELY 76 ACRES OF LAND OUT OF THE AREA GENERALLY  
5 KNOWN AS THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND  
6 TO CHANGE THE BASE ZONING DISTRICT ON A TRACT OF LAND  
7 IDENTIFIED AS TRACT 210

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN**

10  
11 **PART 1** Ordinance No 20070809-056 is amended to include the property identified in  
12 this Part in the University Hills neighborhood plan combining district. The zoning map  
13 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
14 (NP) combining district to the base zoning district and to change the base zoning districts  
15 on a tract of land described in File C14-2007-0006, as follows

16  
17 Tract 210 0 Manor Road (2 828 ac Abs 258 Sur 26  
18 Tannehill JC and 4 798 ac Abs Sur 29 Tannehill  
19 JC),  
20

21 (the "Property" as shown on Exhibit "A", *the Tract Map*),  
22

23 generally known as the University Hills neighborhood plan combining district, locally  
24 known as the area bounded by U S Highways 290 and 183 on the north, U S Highway  
25 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of  
26 Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the*  
27 *Zoning Map*)  
28

29 Except as otherwise provided in this ordinance, the existing base zoning districts and  
30 conditions of the neighborhood plan remain in effect  
31

32 **PART 2** The base zoning districts for Tract 210 are changed from neighborhood  
33 commercial (LR) district and interim family residence (I-SF-3) district to neighborhood  
34 commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP)  
35 combining district, as more particularly described and identified in the chart below  
36

Tract	Address	From	To
210	0 Manor Road (2 828 ac Abs 258 Sur 26 Tannehill JC	LR	LR MU CO NP
	0 Manor Road (4 798 ac Abs 258 Sur 29 Tannehill JC	I SF 3	LR MU CO NP

**PART 3** Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code

**PART 4** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

A Drive-in service is prohibited as an accessory use to a commercial use

B Service station use is a prohibited use

**PART 5** The Property is subject to Ordinance No 20070809-056 that established the University Hills neighborhood plan combining district

**PART 6** This ordinance takes effect on \_\_\_\_\_, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      § \_\_\_\_\_  
    § \_\_\_\_\_  
    § \_\_\_\_\_

Will Wynn  
Mayor

**APPROVED**

**ATTEST**

David Allan Smith  
City Attorney

Shirley A Gentry  
City Clerk