

ORDINANCE NO. 20071011-087

AN ORDINANCE AMENDING ORDINANCE NO. 20070809-056, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON APPROXIMATELY 7.6 ACRES OF LAND OUT OF THE AREA GENERALLY KNOWN AS THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON A TRACT OF LAND IDENTIFIED AS TRACT 210.

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

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

Tract 210	0 Manor Road (2.828 ac Abs 258 Sur 26 Tannehill JC and 4.798 ac Abs Sur 29 Tannehill JC),
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(the "Property" as shown on Exhibit "A", *the Tract Map*),

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

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

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

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 October 22, 2007.

PASSED AND APPROVED

_____, 2007 §
 § *Betty Dunkerley for*
 § Will Wynn
 Mayor

APPROVED: *David Allan Smith*
 David Allan Smith
 City Attorney

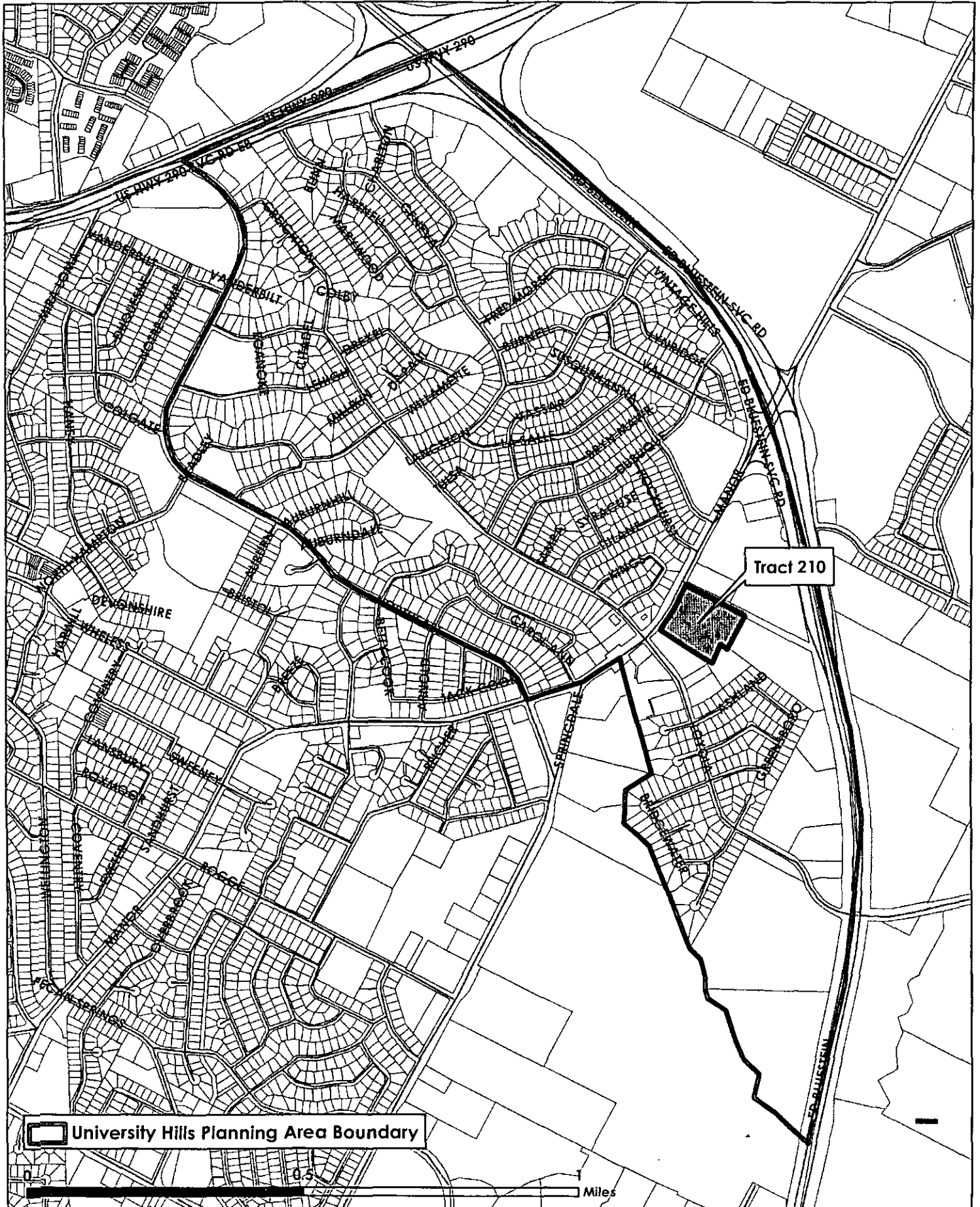
ATTEST: *Shirley A. Gentry*
 Shirley A. Gentry
 City Clerk

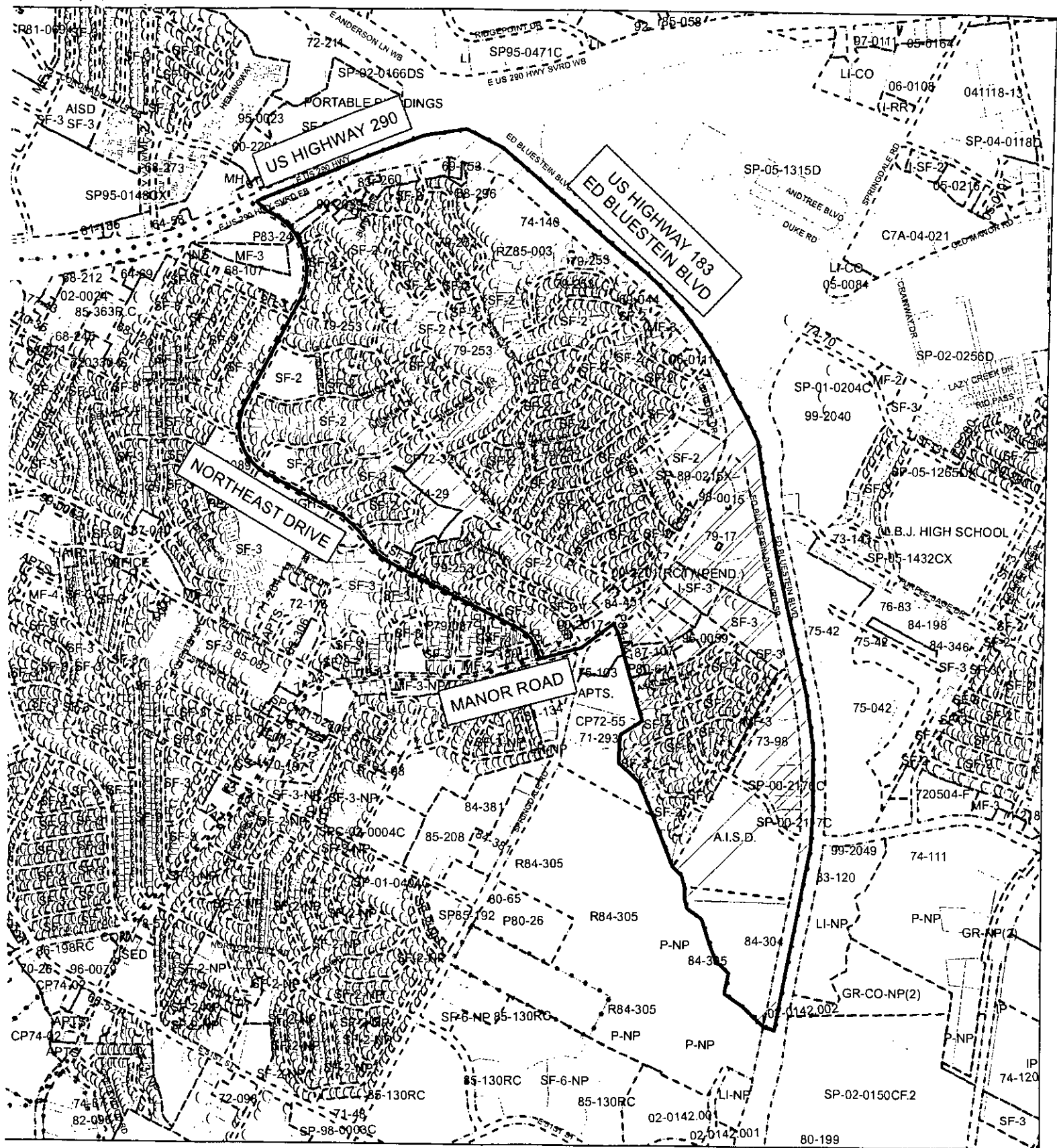


University Hills Neighborhood Plan Combining District Tract Map for Rezoning: Tract 210

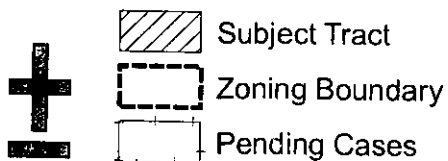
City of Austin NPZD
September 2007

EXHIBIT A





ZONING EXHIBIT B



ZONING CASE#: C14-2007-0006
ADDRESS: UNIVERSITY HILLS NEIGHBORHOOD
PLAN COMBINING DISTRICT
SUBJECT AREA: 726 ACRES
GRID: M25-27 & N25-26
MANAGER: A. DOMAS



1" = 1400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.