ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST WILLIAM CANNON DRIVE AND SOUTH PLEASANT VALLEY ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) 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 single family residence standard lot (SF-2) district and neighborhood commercial (LR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-06-0213, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1B, Resubdivision of Lot 1 of Onion Creek Forest Section 3 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 72, Page 61, of the Plat Records of Travis County, Texas; and

Lot 2, Onion Creek Forest Section 3 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 68, Page 48, of the Plat Records of Travis County, Texas (the "Property"),

locally known as the property located at the southeast corner of East William Cannon Drive and South Pleasant Valley Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. 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. Vehicular access from the Property to South Pleasant Valley Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§
§
_____, 2008 § _____
Will Wynn
Mayor

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

Shirley A. Gentry
City Clerk



N 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	ZONING EXHIBIT A CASE #: C14-06-0213 ADDRESS: PLEASANT VALLEY DR AND E WILLIAM CANNON DR SUBJECT AREA (acres): 4.500 DATE: 06-11 INTLS: SM	CITY GRID REFERENCE NUMBER J14