

**ORDINANCE NO. 20090129-043**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9018 TUSCANY WAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) district to limited industrial service-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2008-0236, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 4, 5, and 6, Block C, Walnut Creek Business Park Phase C Subdivision, a subdivision in the City of Austin, Travis County, Texas, more particularly described in an instrument of record in Volume 10746, Page 107, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 9018 Tuscany Way, 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:

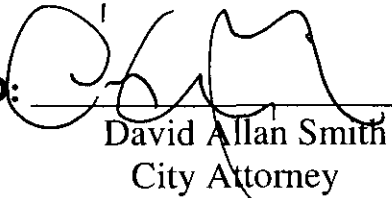
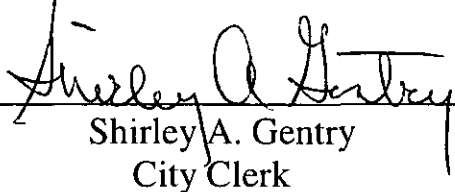
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

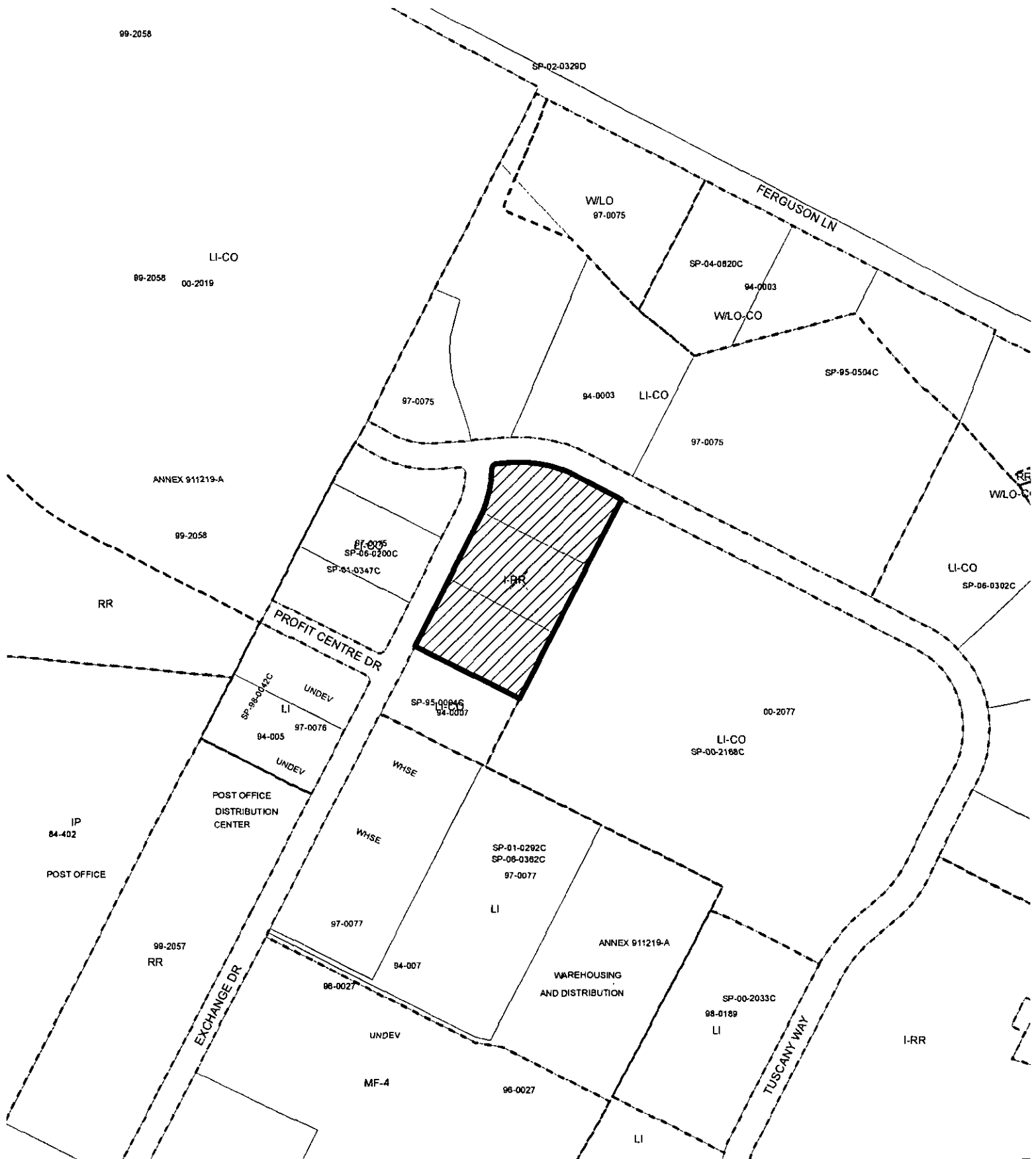
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial service (LI) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 9, 2009.

**PASSED AND APPROVED**

January 29, 2009      §  
   §  
   §  
   Will Wynn  
   Mayor

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

ZONING *EXHIBIT A*

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0236  
 ADDRESS: 9018 TUSCANY WAY  
 SUBJECT AREA: 5.99 ACRES  
 GRID: N28  
 MANAGER: J. HARDEN



1" = 400'

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.