ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1615 CROZIER LANE 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. C14-2008-0227, on file at the Neighborhood Planning and Zoning Department, as follows:

A 22.37 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1615 Crozier Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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 _____, 2009.

PASSED AND APPROVED

§
§
_____, 2009 § _____
                                            Will Wynn
                                            Mayor

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