

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 6516 AND 6520 SOUTH 1ST STREET FROM**
3 **LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-**
4 **CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to neighborhood commercial-
10 conditional overlay (LR-CO) combining district on the property described in Zoning Case
11 No. C14-2008-0204, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 Lots 2 and 3, Buckingham Place Commercial Center Amended Subdivision, a
15 subdivision in the City of Austin, Travis County, Texas, according to the map or
16 plat of record in Volume 71, Page 96, of the Plat Records of Travis County, Texas
17 (the "Property"),

18
19 locally known as 6516 and 6520 South 1st Street, in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

- 24
25 A. A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
30 B. Vehicular access from the Property to King Edward Place is prohibited. All
31 vehicular access to the Property shall be from other adjacent public streets or
32 through other adjacent property.
33
34
35
36

1 C. The following uses of the Property are prohibited:

2
3 Food sales Residential treatment
4 Restaurant (general) Restaurant (limited)
5 Service station
6

7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the neighborhood commercial (LR)
9 base district, and other applicable requirements of the City Code.
10

11 **PART 3.** This ordinance takes effect on _____, 2009.
12

13
14 **PASSED AND APPROVED**

15
16 _____, 2009

§
§
§

17 Will Wynn
18 Mayor
19

20
21 **APPROVED:** _____ **ATTEST:** _____
22

23 David Allan Smith
24 City Attorney
25

Shirley A. Gentry
City Clerk

