

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 513 THOMPSON LANE AND CHANGING THE**
3 **ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)**
5 **COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2009-0033, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 Lot 18, Commerce Square Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Volume 77, Page 278, of
17 the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 513 Thompson Lane, in the City of Austin, Travis County, Texas, and
20 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 site plan or building permit for the Property may not be approved,
26 released, or issued, if the completed development or uses of the Property,
27 considered cumulatively with all existing or previously authorized development
28 and uses, generate traffic that exceeds 2,000 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the general commercial services
32 (CS) base district, and other applicable requirements of the City Code.
33
34
35
36
37

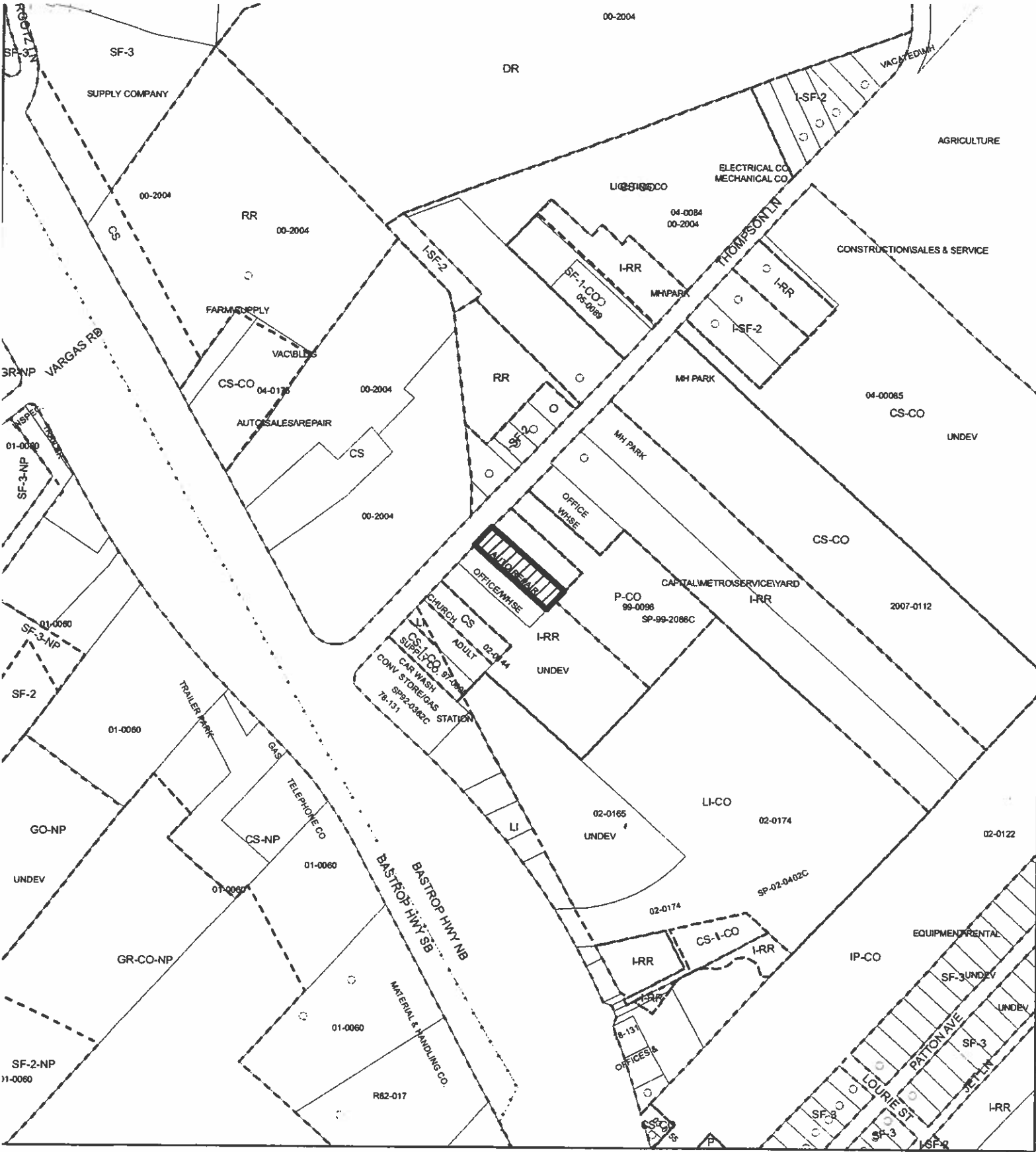
1 **PART 3.** This ordinance takes effect on _____, 2009.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2009 § _____
9

10 Will Wynn
11 Mayor
12

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



N

" = 400'

ZONING EXHIBIT A

<p> SUBJECT TRACT</p> <p> ZONING BOUNDARY</p> <p> PENDING CASE</p>	<p>ZONING CASE#: C14-2009-0033</p> <p>ADDRESS: 513 THOMPSON LANE</p> <p>SUBJECT AREA: 0.50 ACRES</p> <p>GRID: G17</p> <p>MANAGER: W. RHOADES</p>
---	---

OPERATOR: S. MEEKS

CITY OF AUSTIN
FOUNDED 1839

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.