

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10307 FM 2222 ROAD FROM LIMITED OFFICE (LO) 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 limited office (LO) district to warehouse/limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2009-0168, on file at the Planning and Development Review Department, as follows:

A 4.89 acre tract of land, more or less, out of the J.W. Preece Survey No. 2, Abstract No 2471 and the William Bell Survey No 802, Abstract No. 112, 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 10307 FM 2222 Road, 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. 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. Exterminating services use is a prohibited use of the 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.

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2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
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5 **PASSED AND APPROVED**

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9 \_\_\_\_\_, 2010

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10 \_\_\_\_\_  
11 Lee Leffingwell  
12 Mayor

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14 **APPROVED:** \_\_\_\_\_

15 David Allan Smith  
16 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk