

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 11794 JOLLYVILLE ROAD FROM LIMITED**
3 **OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL-**
4 **CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO**
5 **NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)**
6 **COMBINING DISTRICT.**

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

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office (LO) district and neighborhood commercial-
12 conditional overlay (LR-CO) combining district to neighborhood commercial-conditional
13 overlay (LR-CO) combining district on the property described in Zoning Case No. C14-
14 2010-0146, on file at the Planning and Development Review Department, as follows:

15
16 Lot 1, Barr Subdivision, a subdivision in the City of Austin, Travis County, Texas,
17 according to the map or plat of record in Plat Book 82, Page 141, of the Plat
18 Records of Travis County, Texas (the "Property"),

19
20 locally known as 11794 Jollyville Road, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".

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

25
26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.

30
31 B. The following uses are prohibited uses of the Property:

32
33 Restaurant (limited)
34 Guidance services

Counseling services
Safety services

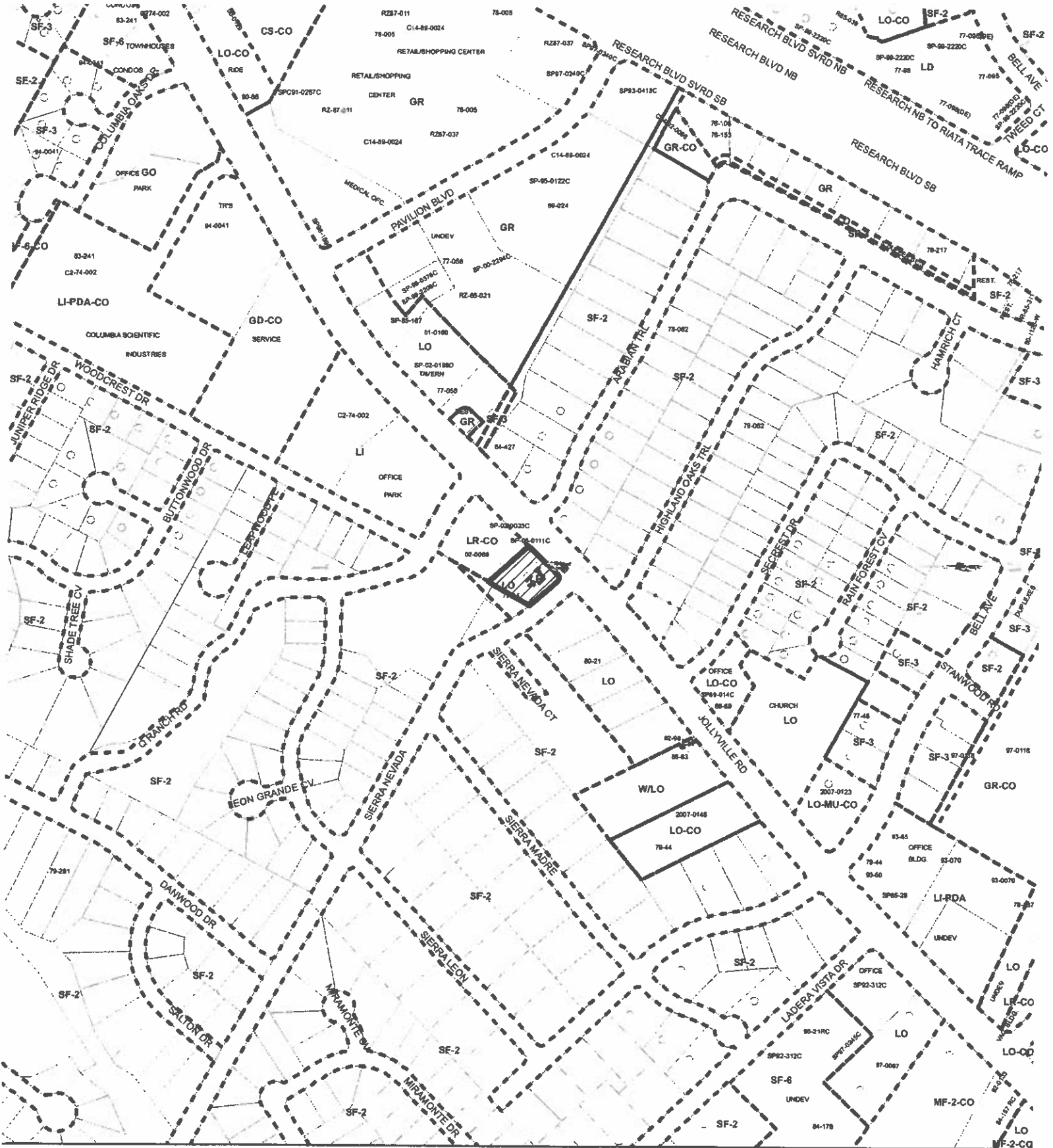
PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED





_____, 2010

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk



ZONING *RLHIBITA*

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0146
 LOCATION: 11794 JOLLYVILLE RD
 SUBJECT AREA: 0.49 ACRES
 GRID: H 35
 MANAGER: SHERRI SIRWAITIS

