

ORDINANCE NO. 20110623-130

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6702 MCNEIL DRIVE FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2011-0046, on file at the Planning and Development Review Department, as follows:

Lot 4, Indian Oaks Section II Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet C, Slide 384, Plat Records of Williamson County, Texas (the "Property"),

locally known as 6702 McNeil Drive, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A".

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

A 40 foot wide building setback and buffer zone shall be established and maintained along the north property line that runs adjacent to residential uses. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

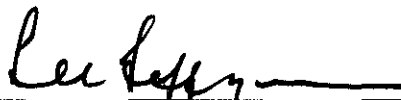
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 4, 2011.

PASSED AND APPROVED

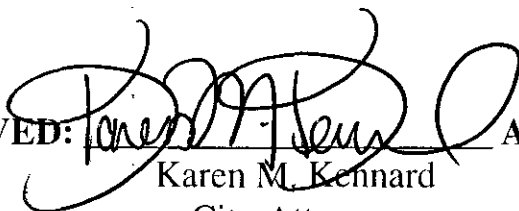
June 23, 2011

§
§
§



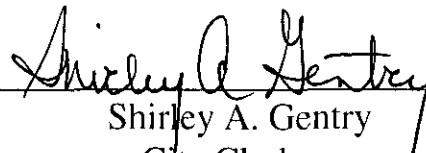
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.