

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 WEST U.S. 290 HIGHWAY IN THE EAST OAK HILL NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) 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-neighborhood plan (LO-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0146, on file at the Planning and Development Review Department, as follows:

Lot 1, Block 5, Oak Hill Heights Section 5 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 82, Page 265-266 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7401 West U.S. 290 Highway in the City of Austin, Travis 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. 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. The following use is a prohibited use of the Property:

Service station

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

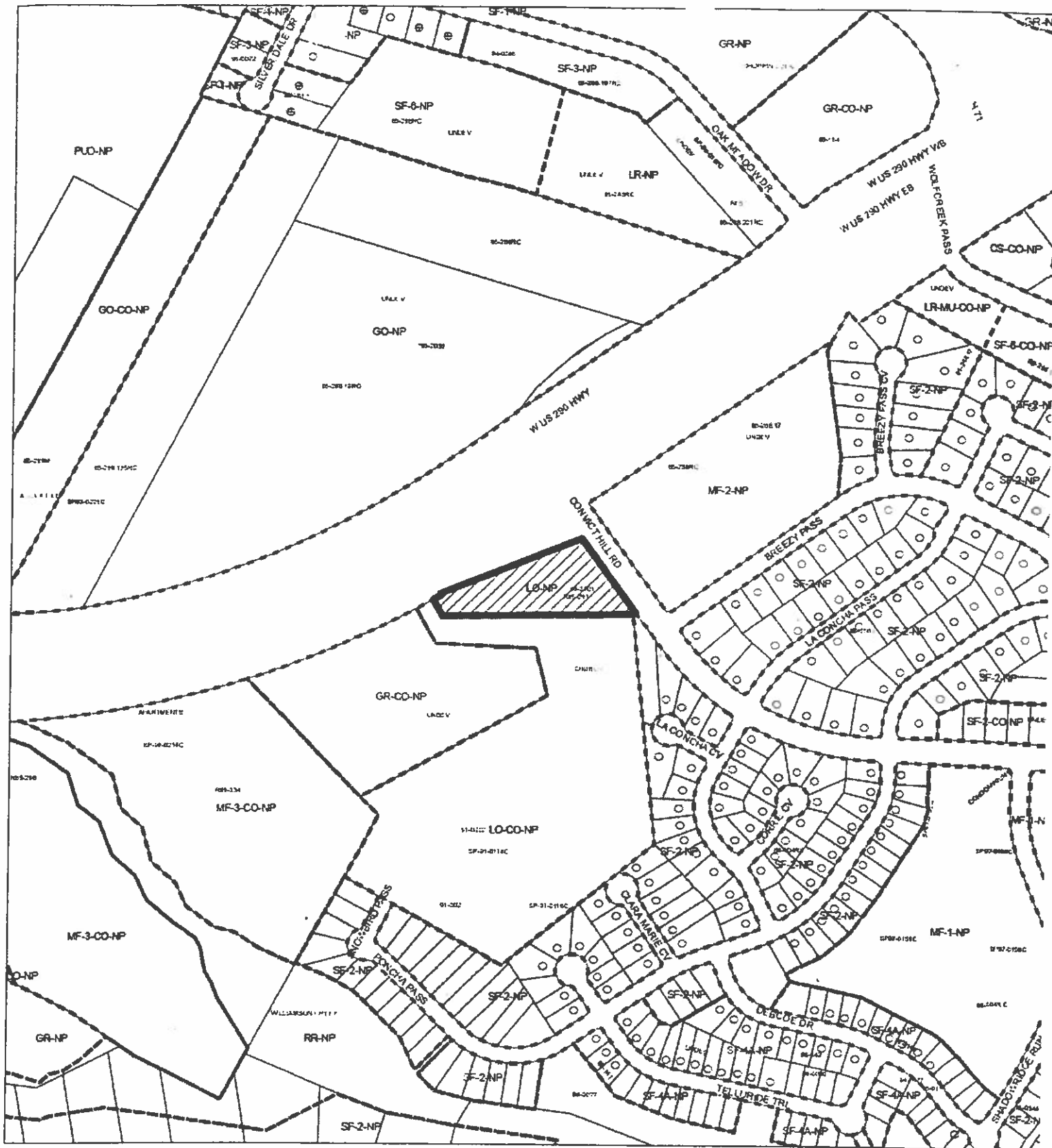
4
5 **PART 3.** The Property is subject to Ordinance No. 20081211-098 that established the East
6 Oak Hill neighborhood plan combining district.

7
8 **PART 4.** This ordinance takes effect on _____, 2012.

9
10 **PASSED AND APPROVED**




11
12 §
13 §
14 _____, 2012 § _____
15 Lee Leffingwell
16 Mayor
17

18
19 **APPROVED:** _____ **ATTEST:** _____
20 Karen M. Kennard Shirley A. Gentry
21 City Attorney City Clerk



ZONING

ZONING CASE#: C14-2011-0146

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

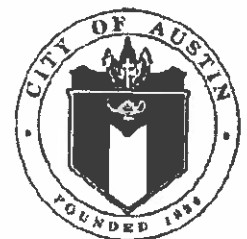


Exhibit A