

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 13805 ORCHID LANE FROM COMMUNITY**
3 **COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-**
4 **CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from community commercial (GR) district to general commercial
10 services-conditional overlay (CS-CO) combining district on the property described in
11 Zoning Case No. C14-2015-0041, on file at the Planning and Zoning Department, as
12 follows:

13
14 Lot 54, King's Village Section 2, Part 1 Subdivision, a subdivision in the City of
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
16 7, Page 51 of the Plat Records of Travis County, Texas (the "Property"),
17

18 locally known as 13805 Orchid Lane in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".
20

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

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

29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the general commercial services
31 (CS) base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2015.
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4 **PASSED AND APPROVED**
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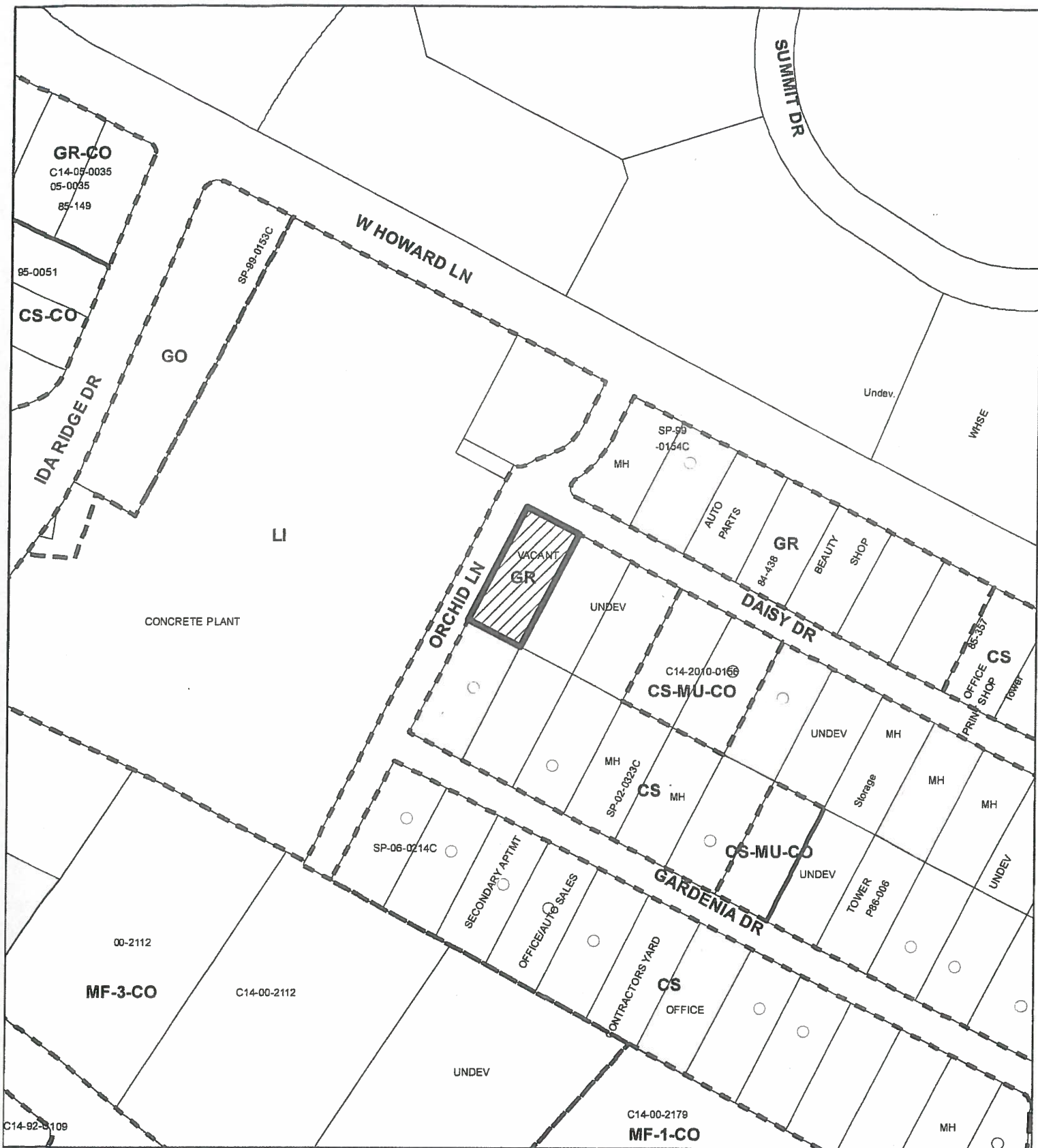
6 §
7 §
8 _____, 2015 § _____
9




10 Steve Adler
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14

15 Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2015-0041

1" = 200'

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.

