

**ORDINANCE NO. 20171012-023**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9618 MANCHACA ROAD FROM SINGLE FAMILY RESIDENCE-STANDARD LOT (SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 single family residence-standard lot (SF-2) district to neighborhood commercial-conditional overlay (LR-CO) district on the property described in Zoning Case No. C14-2017-0040, on file at the Planning and Zoning Department, as follows:

Lot 13A, of the resubdivision of Lot 13, Block E of the Castlewood Forest Section 5, a subdivision in Austin, Travis County, Texas, according to the map or plat of record in Volume 71, Page 44, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9618 Manchaca Road in the City of Austin, Travis County, Texas, 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. The following uses are not permitted uses for the Property:

Alternative financial services  
Off-site accessory parking

Custom manufacturing

B. 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.

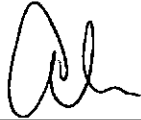
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 23, 2017.

**PASSED AND APPROVED**

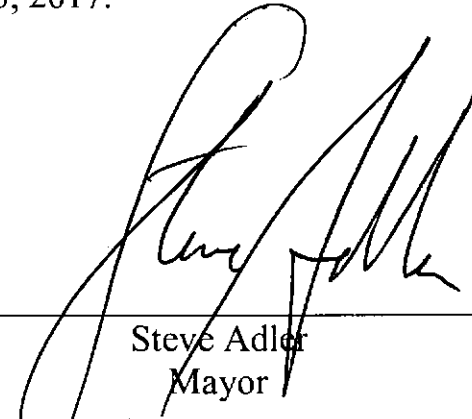
\_\_\_\_\_, October 12, 2017

**APPROVED:**



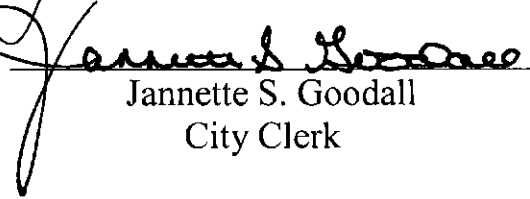
Anne L. Morgan  
City Attorney

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Steve Adler  
Mayor

**ATTEST:**



Jannette S. Goodall  
City Clerk

