ORDINANCE NO. <u>040115-Z-7</u>

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12228 ROXIE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 interim single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No.C14-03-0169, on file at the Neighborhood Planning and Zoning Department, as follows:

> Lot 1, Henrich Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet D, Slide 241, Official Public Records of Williamson County, Texas, (the "Property")

locally known as 12228 Roxie 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 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.

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

PART 3. This ordinance takes effect on January 26, 2004.
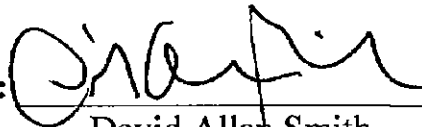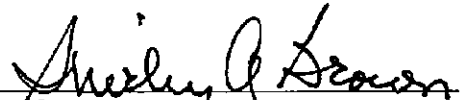
PASSED AND APPROVED

§
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January 15 , 2004 §

Will Wynn
Mayor

APPROVED: ATTEST:

David Allan Smith　　　　　　　　Shirley A. Brown
City Attorney　　　　　　　　　　City Clerk

ZONING ꙥXHIBIT A

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER

CASE #: C14-03-0169
ADDRESS: 12228 ROXIE DR
SUBJECT AREA (acres): 0.680

DATE: 03-11
INTLS: SM

CITY GRID
REFERENCE
NUMBER

G37

1" = 400'