

1-8-04
Z-7

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1603 CENTURY STREET FROM SINGLE FAMILY
3 RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED INDUSTRIAL
4 SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

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

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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 single family residence standard lot (SF-2) district to limited
10 industrial services-conditional overlay (LI-CO) combining district on the property
11 described in Zoning Case No. C14-03-0159, on file at the Neighborhood Planning and
12 Zoning Department, as follows:

13
14 Lot 6, Block A, Three Points Acres Section 1 Subdivision, a subdivision in the
15 City of Austin, Travis County, Texas, according to the map or plat of record in Plat
16 Book 7, Page 173, of the Plat Records of Travis County, Texas, (the "Property")

17
18 locally known as 1603 Century Street, 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 conditions:

- 23
24 1. Adult oriented business use is a prohibited use of the Property.
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26 2. A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the limited industrial services (LI)
33 base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.

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4 **PASSED AND APPROVED**

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8 _____, 2004

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Will Wynn
Mayor

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12 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING <i>PL141317 A</i>	CITY GRID REFERENCE NUMBER N37-38
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. GAGER			
CASE #: C14-03-0159 ADDRESS: 1603 CENTURY ST SUBJECT AREA (acres): 2.210			DATE: 03-11 INTLS: SM	