

**ORDINANCE NO. 041021-Z-19**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 710, 810, AND 820 WEST HOWARD LANE, AND CHANGING THE ZONING MAP FROM INTERIM LIMITED INDUSTRIAL SERVICES (I-LI) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 limited industrial services (I-LI) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No.C14-04-0120, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-8, being portions of Lots 1-3, Amended Plat of Tech Ridge Section 4 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200000307, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 710, 810, and 820 West Howard Lane, 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 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 above the existing development.

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

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

**PASSED AND APPROVED**

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October 21, 2004

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*Will Wynn*

Will Wynn  
Mayor

**APPROVED:**

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*David Allan Smith*

David Allan Smith  
City Attorney

**ATTEST:**

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*Shirley A. Brown for*

Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING <i>EXHIBIT A</i>		CITY GRID REFERENCE NUMBER  N35
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0120	DATE: 04-08	
	CASE MGR: S. GAGER		ADDRESS: 710-820 W HOWARD LANE	INTLS: SM	
			SUBJECT AREA (acres): 63.044		