

**ORDINANCE NO. 20050609-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3101-3105 WEST HOWARD LANE FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 general office (GO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0035, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-3 of King's Village Section 3 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 66, Page 397 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3101-3105 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.

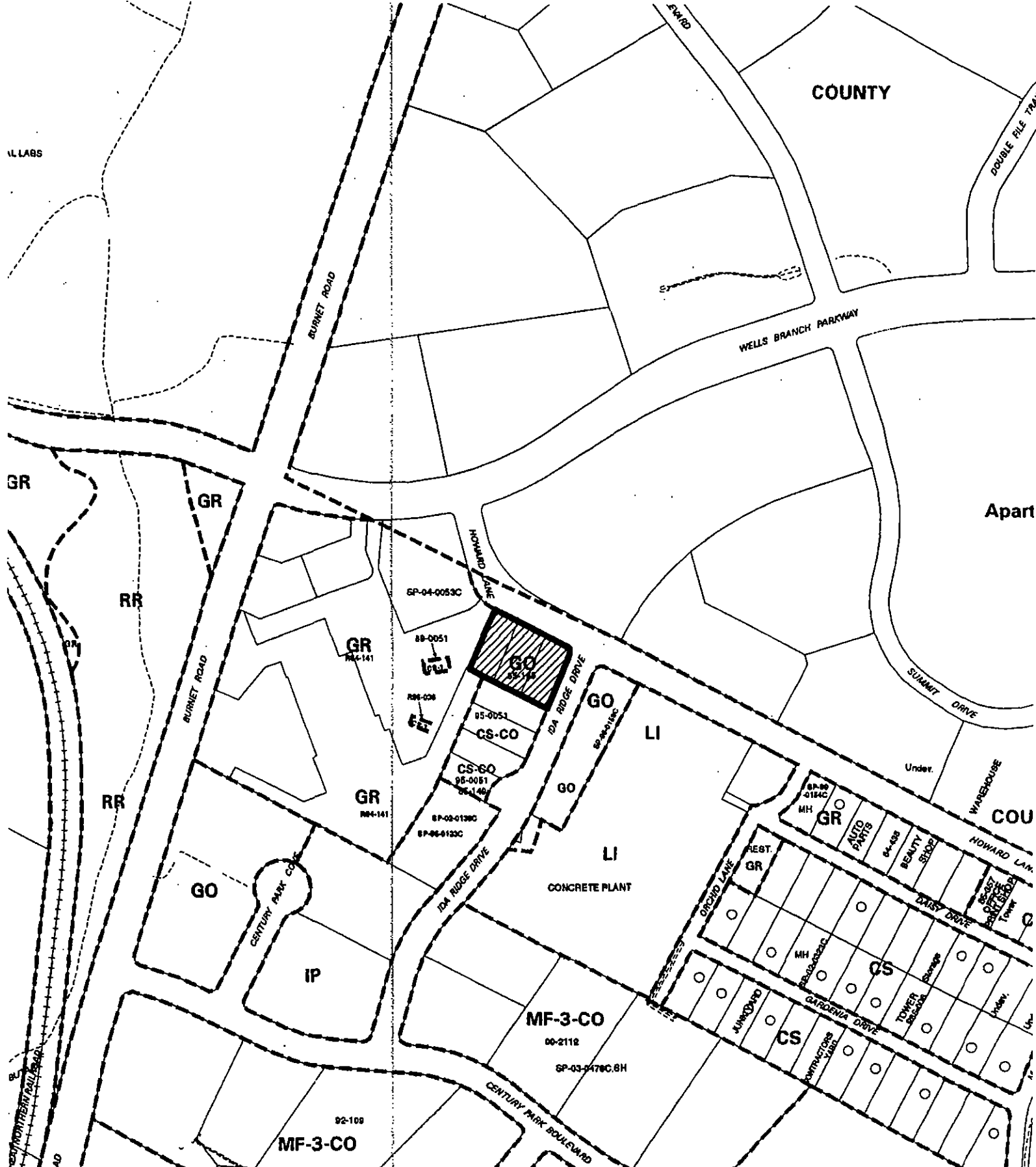
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on June 20, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, June 9 \_\_\_\_\_, 2005      §  
   §  
   §  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Brown  
City Attorney      City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER L37
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0035	DATE: 05-03	
	CASE MGR: S. GAGER		ADDRESS: 3101-3105 W HOWARD LANE	INTLS: SM	
			SUBJECT AREA (acres): 1.200		