

ORDINANCE NO. 040610-53

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6001 MOUNTAIN SHADOWS DRIVE FROM RURAL RESIDENCE (RR) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-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 rural residence (RR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No.C14-04-0038, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot F, Mountain Shadows Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 25, Page 2, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 6001 Mountain Shadows Drive, 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:

1. 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.
2. Vehicular access from the Property to Mountain Crest Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

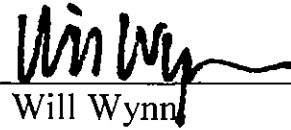
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse limited office (W/LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 21, 2004.

PASSED AND APPROVED

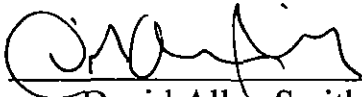
____ June 10 _____, 2004

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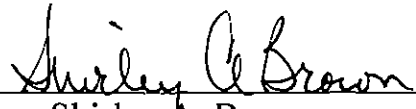
Will Wynn
Mayor

APPROVED:

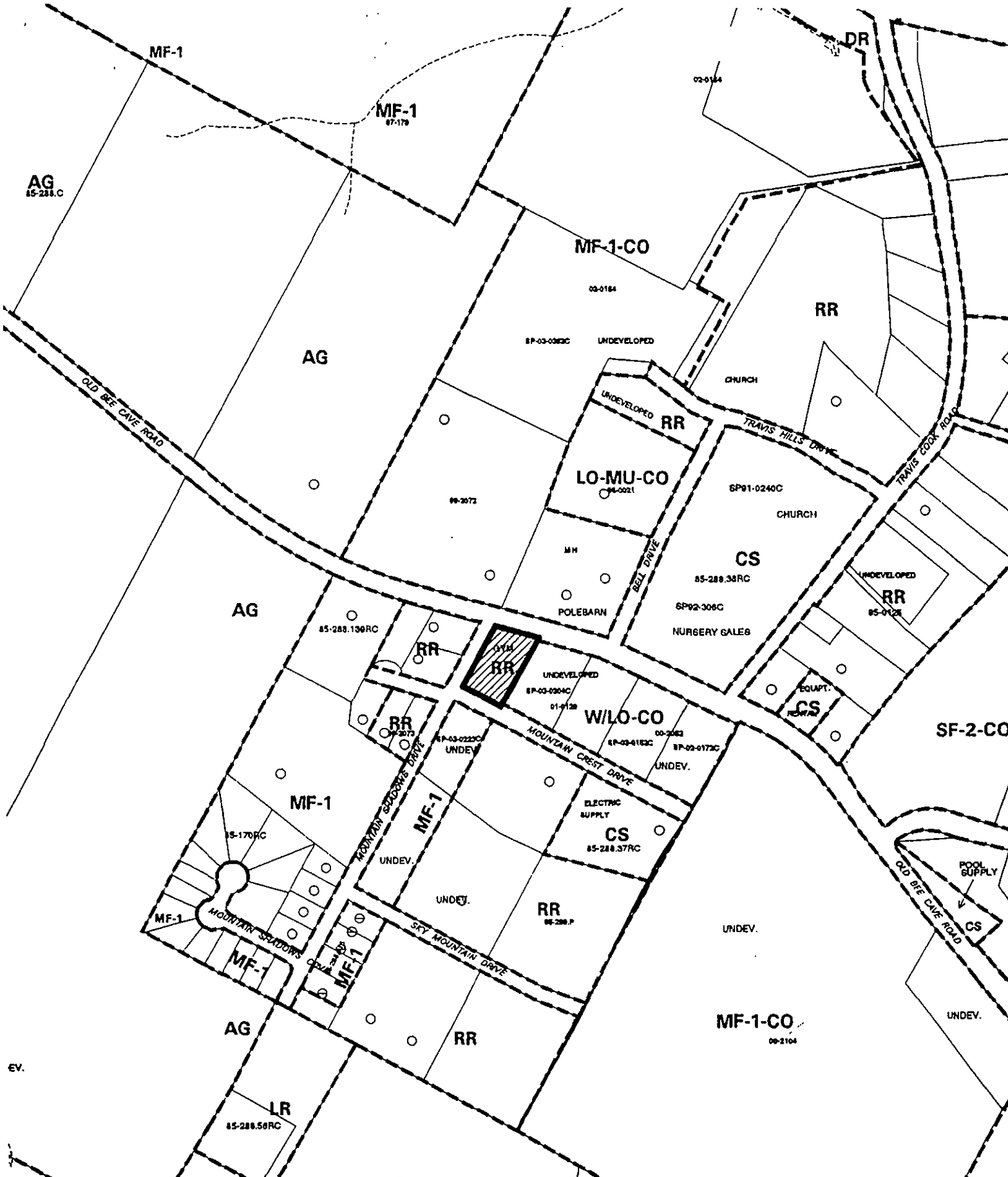


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER 821
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0038	DATE: 04-02	
	CASE MGR: A. BEAUDET	ADDRESS: 6001 MOUNTAIN SHADOWS RR	INTLS: SM	
SUBJECT AREA (acres): 0.780				