

ORDINANCE NO. 20060323-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 221 RALPH ABLANEDO DRIVE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-05-0209, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.232 acre tract of land, more or less, out of Lot 1, Tom F. Dunnahoo Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in a deed of record in Volume 7398, Page 170, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 221 Ralph Ablanedo 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. The following uses are prohibited uses of the Property:

Basic industry	General warehousing and distribution
Light manufacturing	Liquor sales
Marina	Pawn shop services
Recycling center	Resource extraction

2. 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 300 trips per day above the trips generated by the existing or approved 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 April 3, 2006.

PASSED AND APPROVED

	§	
	§	
	§	
<u>March 23</u>		<u>Will Wynn</u>
, 2006		Will Wynn
		Mayor
APPROVED: <u>David Allan Smith</u>		ATTEST: <u>Shirley A. Gentry</u>
City Attorney		Shirley A. Gentry
		City Clerk

