

ORDINANCE NO. 20060420-069

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8501 PEACEFUL HILL LANE FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-05-0195, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Steel Concepts Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 78, Page 69, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8501 Peaceful Hill 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:

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 300 trips per day above the trips generated by the existing or approved development.
2. The following uses are prohibited uses of the Property:

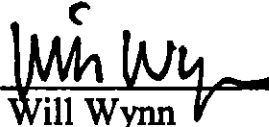

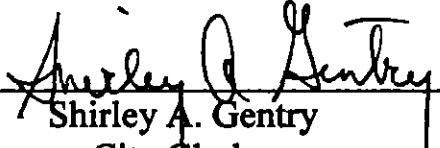
Agricultural sales and services
Drop-off recycling collection facility
Equipment sales
Kennels
Liquor sales
Resource extraction
Transportation terminal

Basic industry
Equipment repair services
General warehousing and distribution
Laundry services
Recycling center
Scrap and salvage
Vehicle storage

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 May 1, 2006.

PASSED AND APPROVED

<u>April 20</u> , 2006	§ § §	<u></u> Will Wynn Mayor
APPROVED: <u></u> David Allan Smith City Attorney	ATTEST:	<u></u> Shirley A. Gentry City Clerk

