

**ORDINANCE NO. 20060518-043**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1700 SMITH ROAD IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM INDUSTRIAL PARK-NEIGHBORHOOD PLAN (IP-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP) 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 industrial park-neighborhood plan (IP-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-06-0028, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 12, Capitol Business Park, an addition in the City of Austin, Travis County, according to the map or plat of record in Plat Book 78, Page 121, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1700 Smith Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be 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.** 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. The property shall be developed according to the industrial park (IP) site development regulations and performance standards of the Code.

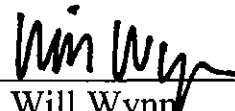
**PART 4.** The Property is subject to Ordinance No. 030327-11b that established the Johnston Terrace neighborhood plan combining district.

**PART 5.** This ordinance takes effect on May 29, 2006.

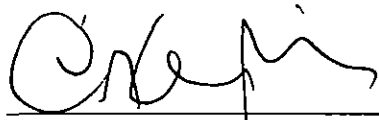
**PASSED AND APPROVED**

\_\_\_\_\_, May 18, 2006

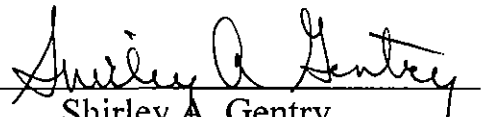
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Will Wynn  
Mayor

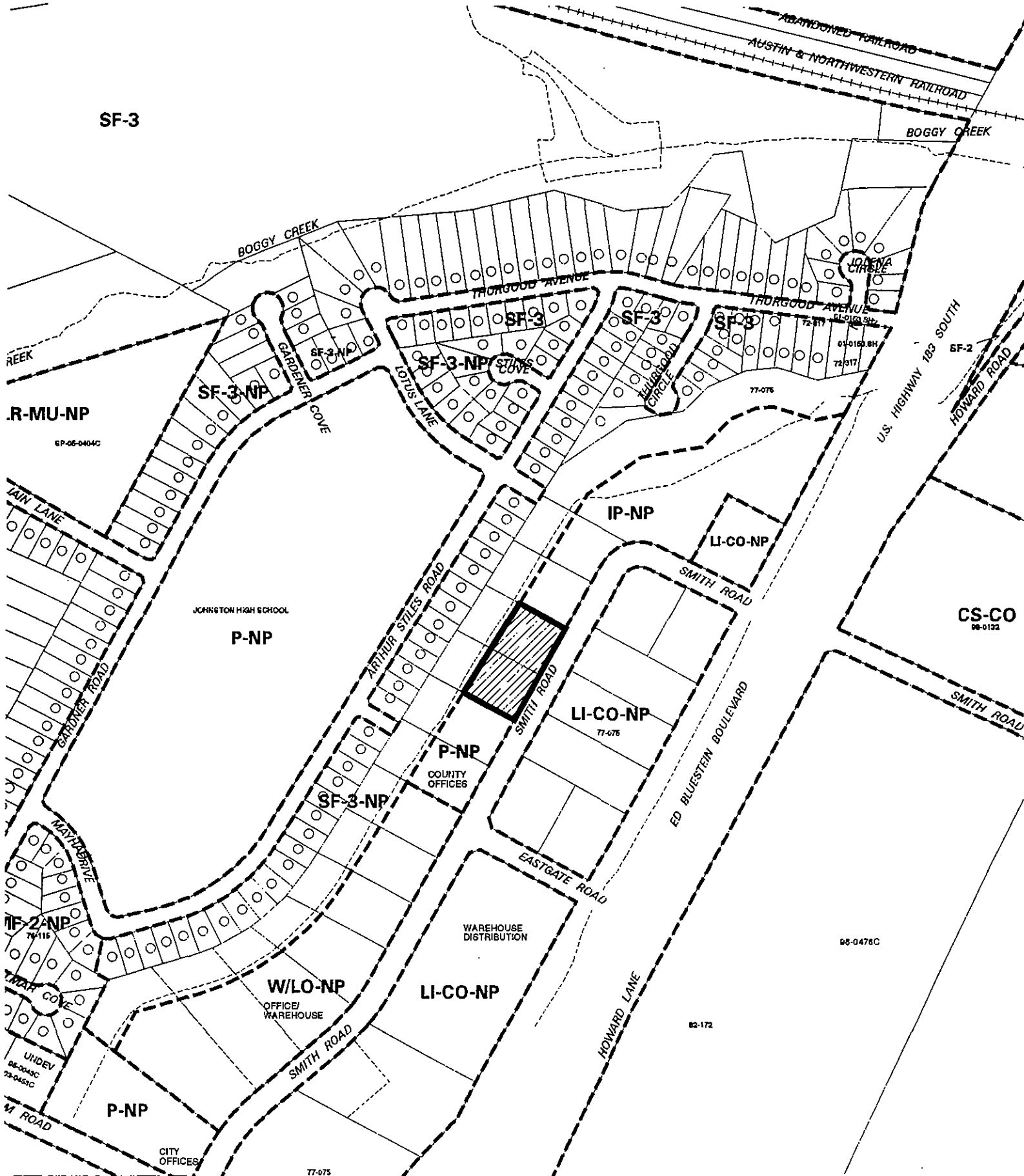
**APPROVED:**


  
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David Allan Smith  
City Attorney

**ATTEST:**

  
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Shirley A. Gentry  
City Clerk

SF-3



 <p>1" = 400'</p> <p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL</p>	<p><b>ZONING EXHIBIT A</b></p> <p>CASE #: C14-06-0028 ADDRESS: 1700 SMITH RD SUBJECT AREA (acres): 1.389</p> <p>DATE: 06-05 INTLS: TRC</p>	<p>CITY GRID REFERENCE NUMBER M21</p>
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