

**ORDINANCE NO. 20060622-102**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4605 MANOR ROAD IN THE MLK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-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 family residence-neighborhood plan (SF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0057, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Abundant Life Covenant Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200000350, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 4605 Manor 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 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.** 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. Development of the Property may not exceed an impervious cover of 85 percent.

3. A residential use of the Property may not be less than 20 percent or more than 80 percent of the total building square footage.
4. A non-residential use of the Property may not be less than 20 percent or more than 80 percent of the total building square footage.
5. The following uses are prohibited uses of the Property:
- |                               |                                  |
|-------------------------------|----------------------------------|
| Automotive repair services    | Automotive rentals               |
| Automotive sales              | Automotive washing (of any type) |
| Bail bond services            | Community recreation (private)   |
| Community recreation (public) | Guidance services                |
| Off-site accessory parking    | Pawn shop services               |
| Residential treatment         | Service station                  |
| Theater                       | Hotel-motel                      |
6. Drive-in service use is prohibited as an accessory use to a commercial use.

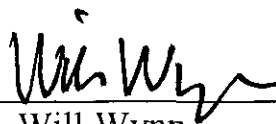
**PART 4.** The Property is subject to Ordinance No. 021107-Z-12c that established the MLK neighborhood plan combining district.

**PART 5.** This ordinance takes effect on July 3, 2006.

**PASSED AND APPROVED**

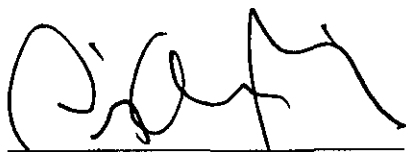
June 22, 2006

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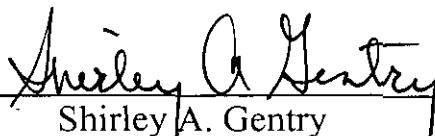
Will Wynn  
Mayor

**APPROVED:**

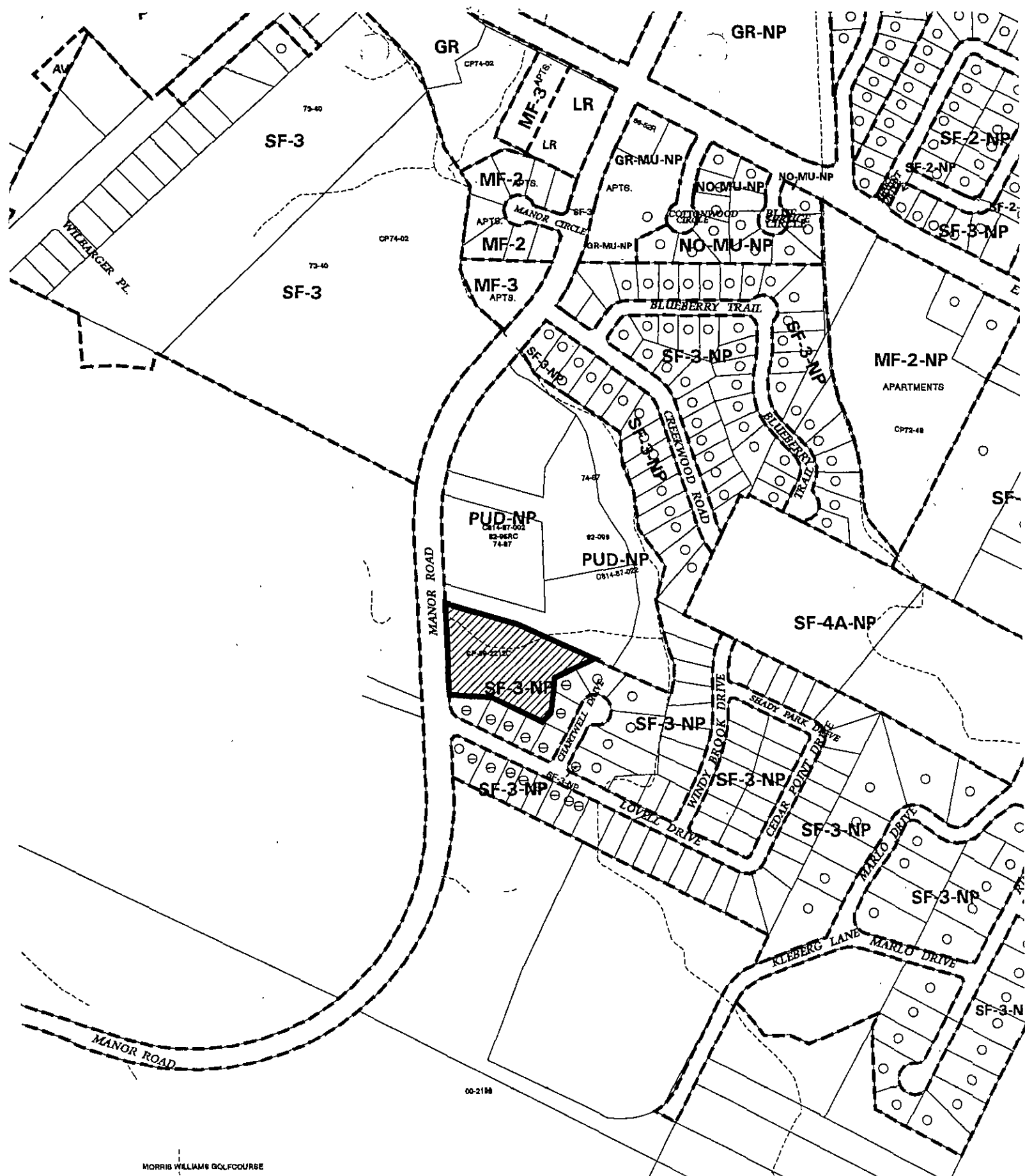





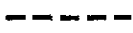
David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.HEIL	  	<b>ZONING EXHIBIT A</b>  CASE #: C14-06-0057 ADDRESS: 4605 MANOR RD. SUBJECT AREA (acres): 2.352	DATE: 06-03  INTLS: TRC	CITY GRID REFERENCE NUMBER  L24
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