

**ORDINANCE NO. 20060727-114**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6605 REGIENE ROAD IN THE MLK NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district on the property described in Zoning Case No. C14-06-0082, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.564 acre tract of land, more or less, out of Lot 1, Kurachi Subdivision, the tract of land being more particularly described by metes and bounds in Document No. 2002229602 and Document No. 2003028282, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 6605 Regiene Road, 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:

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.

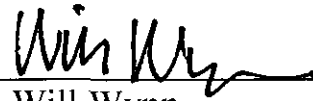
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial (LI) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

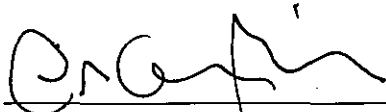
July 27, 2006

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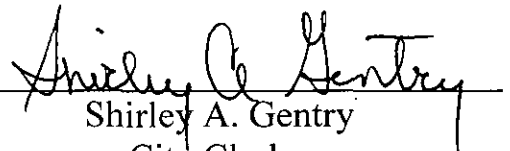
Will Wynn  
Mayor

**APPROVED:**

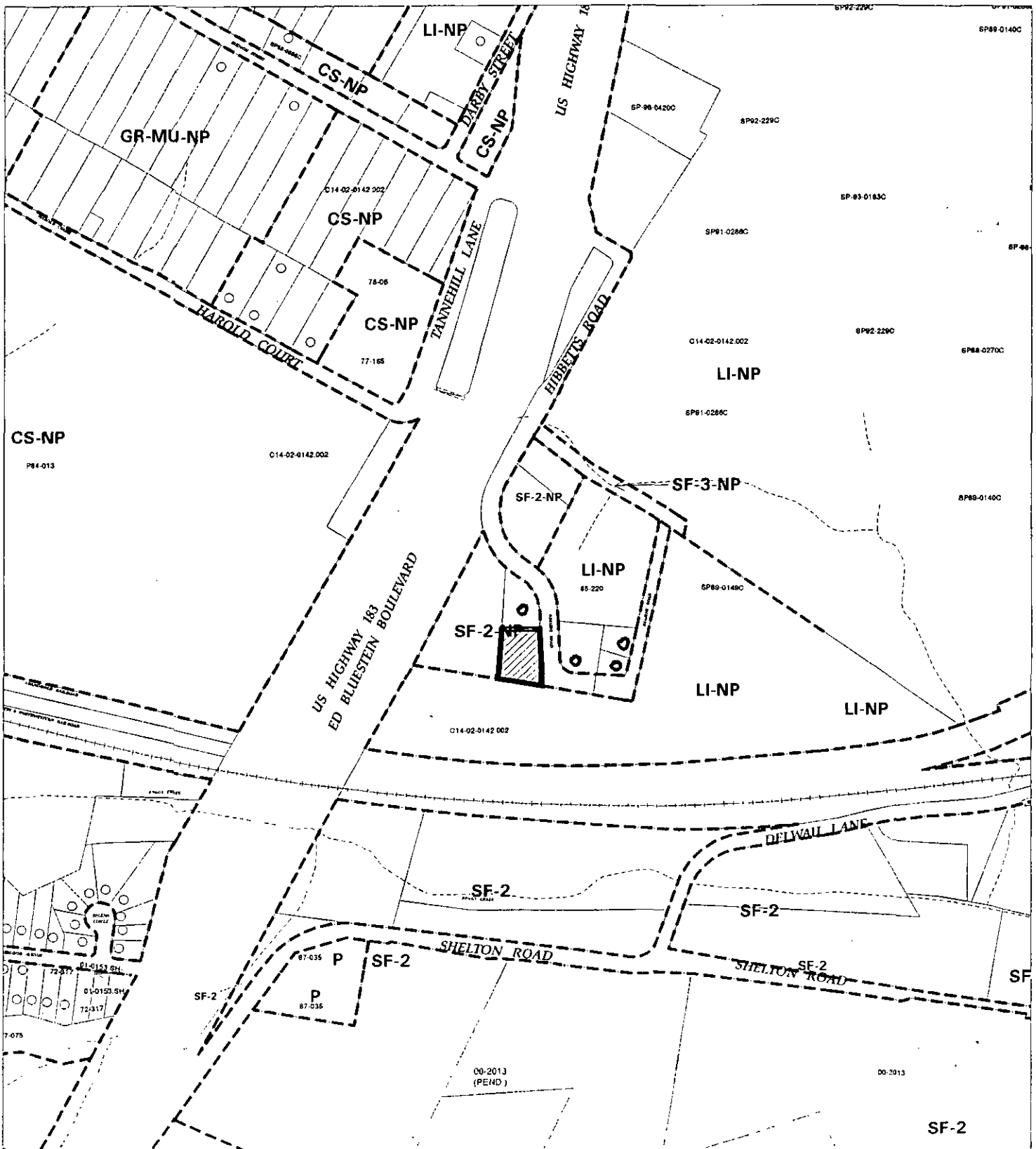


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER M22
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0082 ADDRESS: 6605 REGIENE RD. SUBJECT AREA (acres): 0.564	DATE: 06-04 INTLS: TRC	
	CASE MGR: R. HEIL				