

**ORDINANCE NO. 20061207-035**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial-conditional overlay (GR-CO) combining district and general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No C14-06-0198, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 3, Block A, Laurelwood Commercial Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No 200100120, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 9507 Manchaca 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

- 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 maximum height of a building or structure is 35 feet from ground level
- 3 The maximum height of a building or structure is two stories

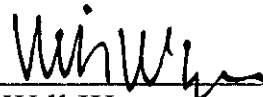
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on December 18, 2006

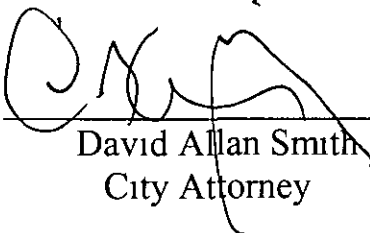
**PASSED AND APPROVED**

December 7, 2006

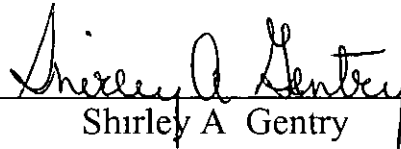
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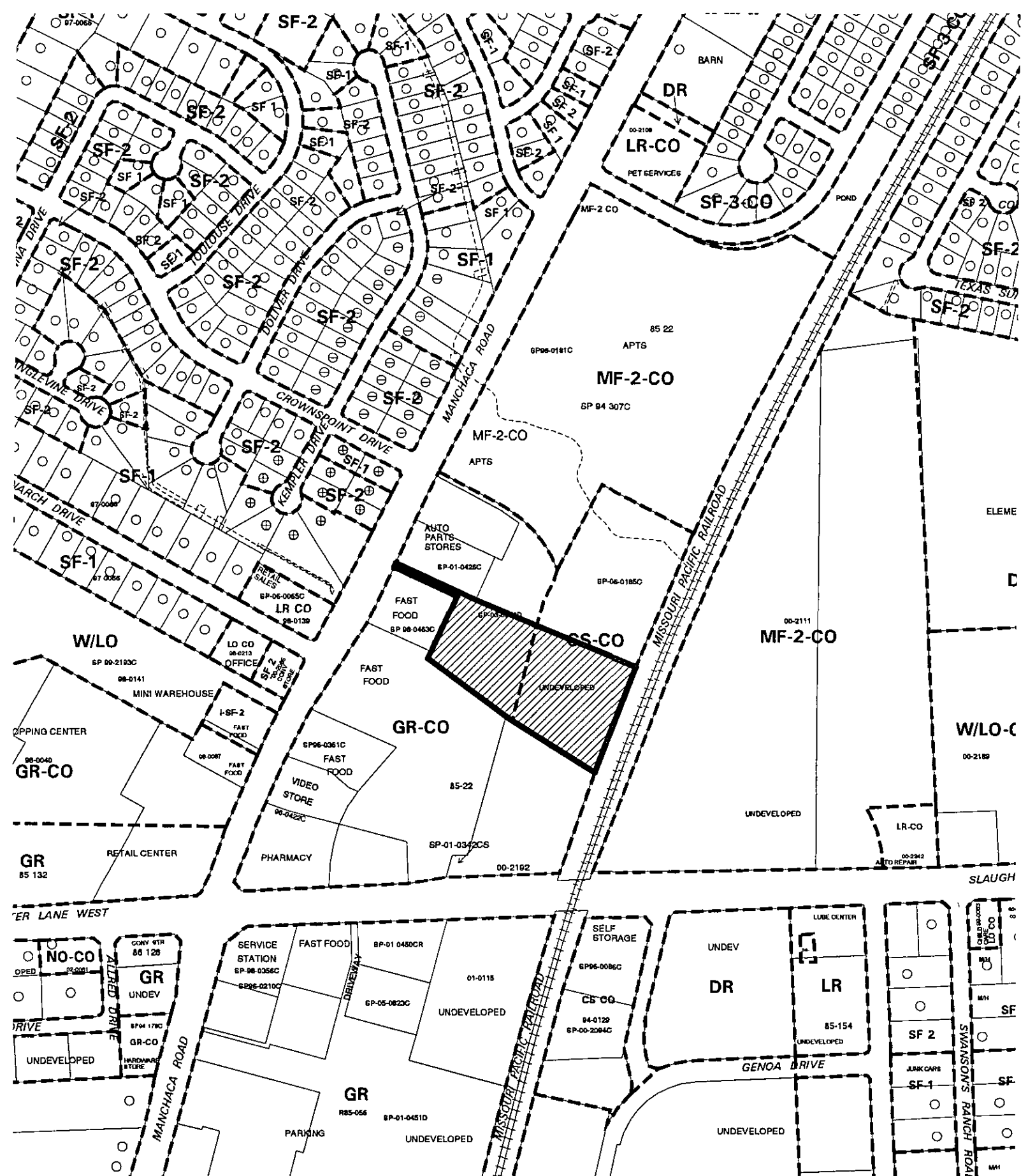
  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



 1" = 400'	<b>SUBJECT TRACT</b>		<b>ZONING EXHIBIT A</b>		<b>CITY GRID REFERENCE NUMBER</b>  <b>E14</b>
	<b>PENDING CASE</b>		<b>CASE # C14-06-0198</b>		
	<b>ZONING BOUNDARY</b>		<b>ADDRESS 9507 MANCHACA RD</b>		
	<b>CASE MGR WWALSH</b>		<b>DATE 06-10</b>		
			<b>SUBJECT AREA (acres) 4.637</b>		<b>INTLS SM</b>