

**ORDINANCE NO. 20101118-093**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11794 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 limited office (LO) district and neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2010-0146, on file at the Planning and Development Review Department, as follows:

Lot 1, Barr Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 82, Page 141, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11794 Jollyville 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. 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.
- B. The following uses are prohibited uses of the Property:

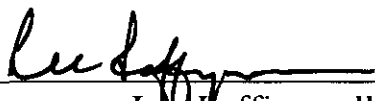
Restaurant (limited)  
Guidance services

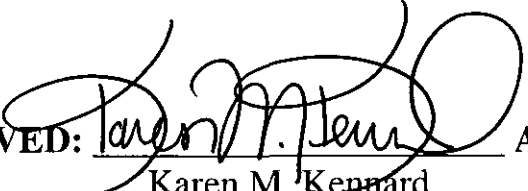
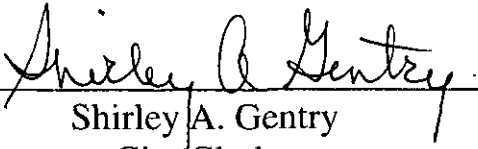
Counseling services  
Safety services

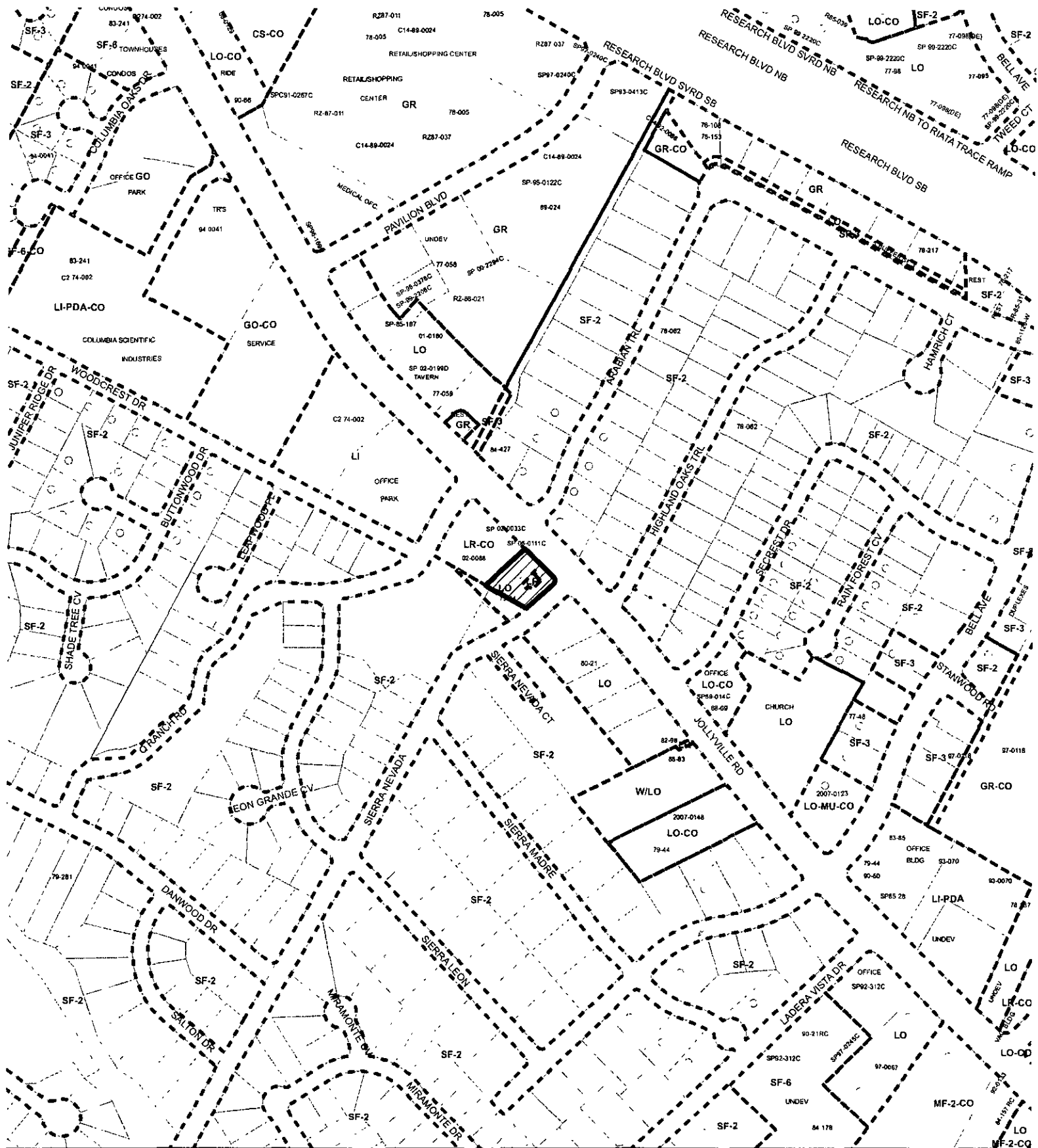
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 29, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_, November 18, 2010      §  
   §  
   §        
   Lee Leffingwell  
   Mayor

**APPROVED:**       **ATTEST:**   
                                 Karen M. Kennard      Shirley A. Gentry  
                                 Acting City Attorney      City Clerk



# **ZONING EXHIBIT A**

ZONING CASE#: C14-2010-0146  
 LOCATION: 11794 JOLLYVILLE RD  
 SUBJECT AREA: 0.49 ACRES  
 GRID: H 35  
 MANAGER: SHERRI SIRWAITIS



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.