

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 7402 MCNEIL DRIVE FROM COMMUNITY  
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT  
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
5 COMBINING DISTRICT.

6  
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8  
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from community commercial-conditional overlay (GR-CO) to  
11 community commercial-conditional overlay (GR-CO) combining district on the property  
12 described in Zoning Case No. C14-05-0083, on file at the Neighborhood Planning and  
13 Zoning Department, as follows:

14  
15 Lot 2A, Amended Plat of Lot 1, San Felipe Green and Lot 2, Suncor-Greenwood  
16 Addition, subdivisions in the City of Austin, Williamson County, Texas, according  
17 to the map or plat of record in Cabinet AA, Slides 149 and 150, of the Official  
18 Public Records of Williamson County, Texas (the "Property"),

19  
20 locally known as 7402 McNeil Drive, in the City of Austin, Williamson County, Texas,  
21 and generally identified in the map attached as Exhibit "A".

22  
23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

25  
26 A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered cumulatively with  
28 all existing or previously authorized development and uses, generate traffic that exceeds  
29 1,320 trips per day.

30  
31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the community commercial (GR)  
33 base district and other applicable requirements of the City Code.  
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35  
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1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.  
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4 **PASSED AND APPROVED**  
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6 \_\_\_\_\_, 2005  
7  
8

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§  
§

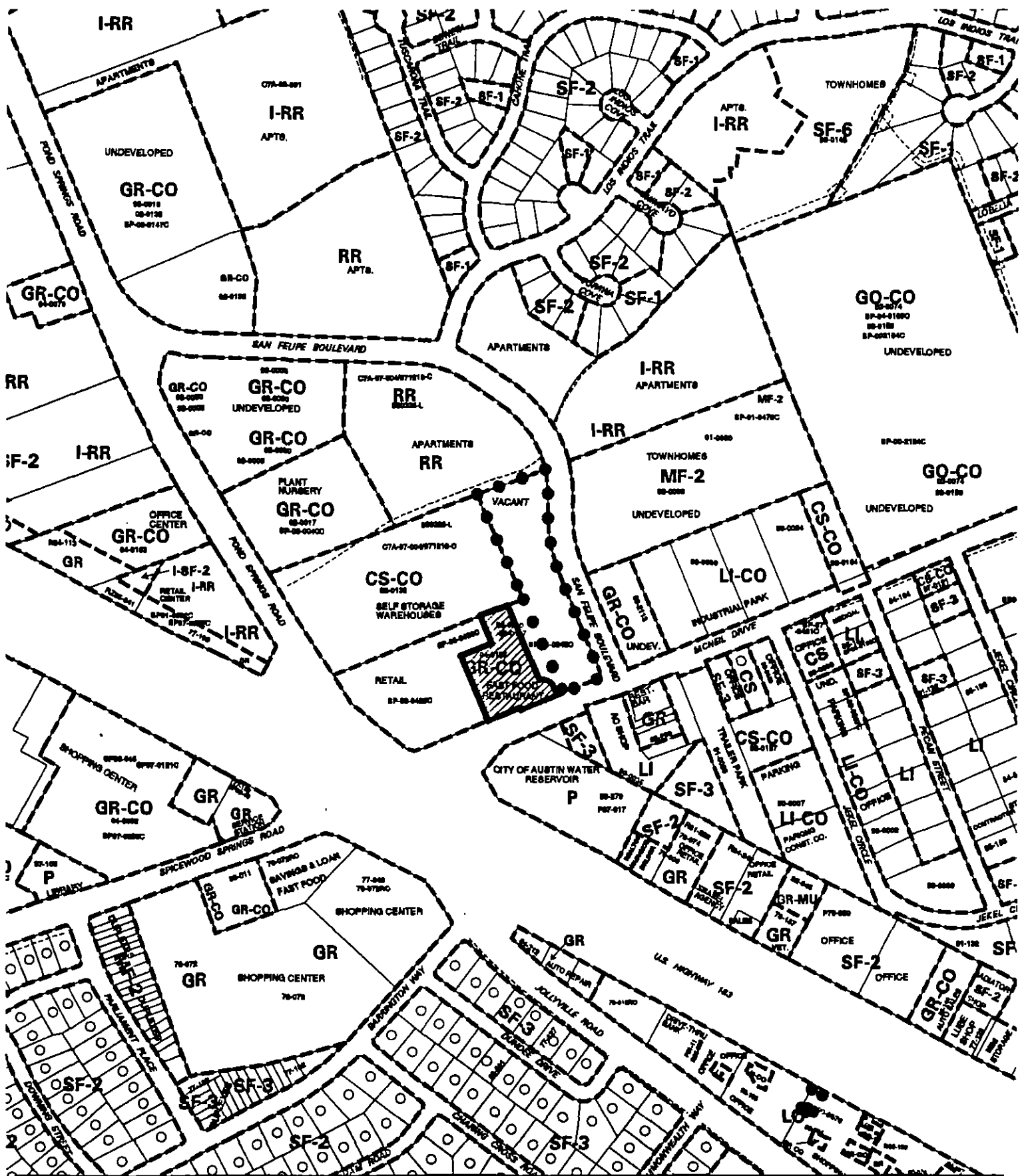
9 Will Wynn  
10 Mayor  
11

12 **APPROVED:** \_\_\_\_\_  
13

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT 	<b>ZONING EXHIBIT A</b>  CASE #: C14-05-0083 ADDRESS: 7402 MCNEIL RD SUBJECT AREA (acres): 1.347	CITY GRID REFERENCE NUMBER H36	
	PENDING CASE 			DATE: 05-07
	ZONING BOUNDARY 			INTLS: SM
	CASE MGR: S. SIRWAITIS			