

9-1-05  
Z-11

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 12800 NORTH LAMAR BOULEVARD FROM**  
3 **DEVELOPMENT RESERVE (DR) DISTRICT TO WAREHOUSE/LIMITED**  
4 **OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from development reserve (DR) district to warehouse/limited  
10 office-conditional overlay (W/LO-CO) combining district on the property described in  
11 Zoning Case No. C14-05-0096, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 Lots 1 and 2, North Lamar Business Park Subdivision, a subdivision in the City of  
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
16 90, Pages 10 and 11, of the Plat Records of Travis County, Texas (the "Property"),

17  
18 locally known as 12800 North Lamar Boulevard, in the City of Austin, Travis County,  
19 Texas, and generally identified in the map attached as Exhibit "A".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

23  
24 A site plan or building permit for the Property may not be approved, released, or  
25 issued, if the completed development or uses of the Property, considered cumulatively with  
26 all existing or previously authorized development and uses, generate traffic that exceeds  
27 2,000 trips per day.

28  
29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the warehouse/limited office  
31 (W/LO) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.  
2  
3

4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2005 § \_\_\_\_\_  
9 **Will Wynn**  
10 **Mayor**  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 **David Allan Smith** **Shirley A. Brown**  
15 **City Attorney** **City Clerk**