

ORDINANCE NO. 20051103-026

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6008 MANCHACA ROAD FROM LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-04-0150, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, Independence Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100043, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 6008 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. Development of the Property may not exceed 14 dwelling units.
2. Development of the Property may not exceed 11.8044 dwelling units per acre.
3. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

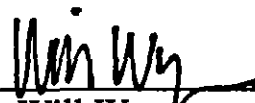
Except as specifically restricted under this ordinance, the Property may be developed in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 14, 2005.

PASSED AND APPROVED

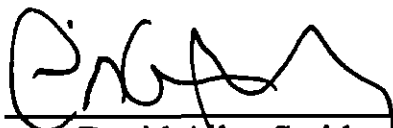
November 3, 2005

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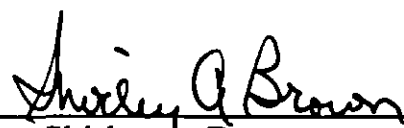
Will Wynn
Mayor

APPROVED:

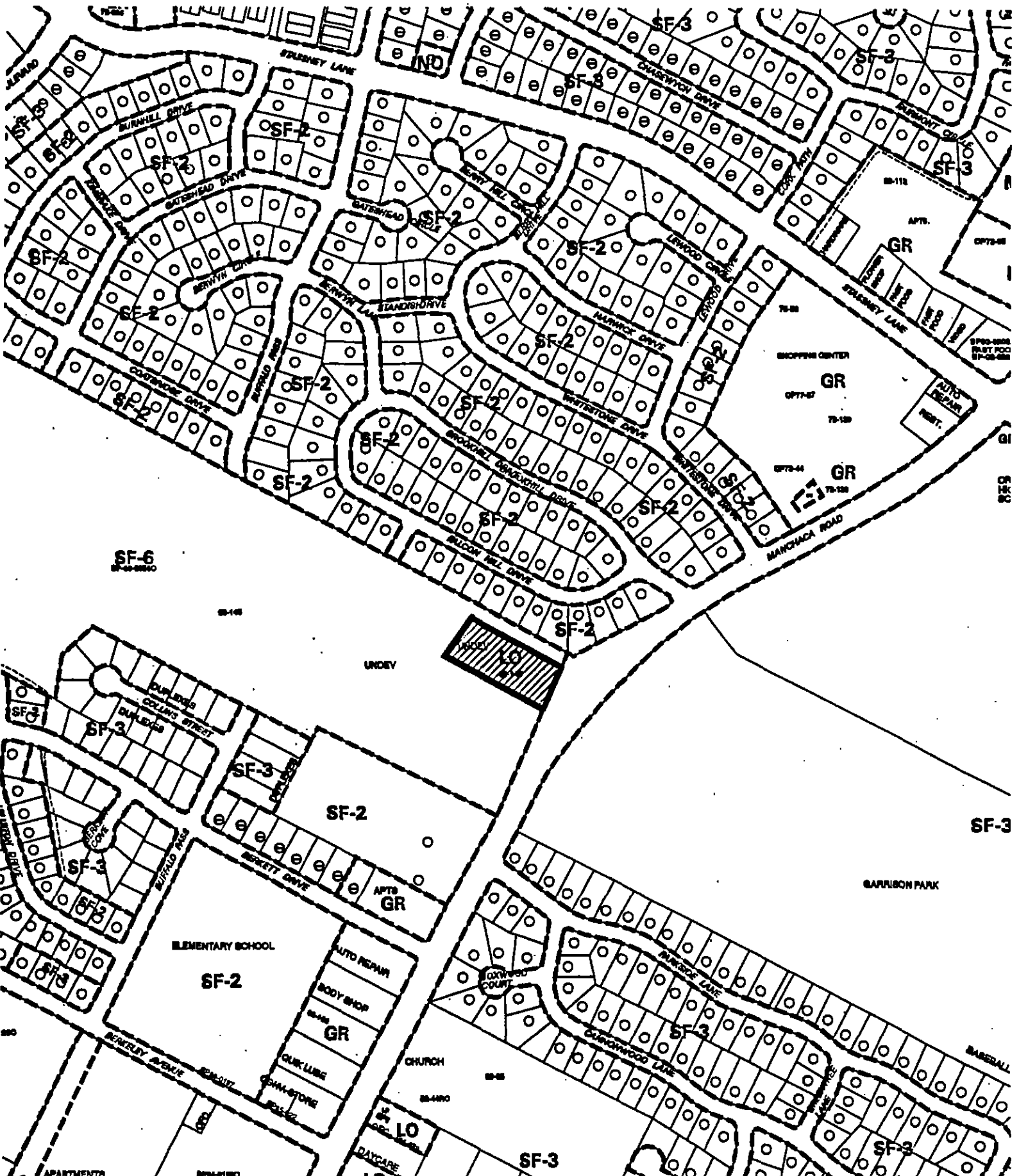


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER F17
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0150 ADDRESS: 6008 MANCHACA RD SUBJECT AREA (acres): 1.186	DATE: 05-07 INTLS: SM	
	CASE MGR: W. WALSH				