ORDINANCE NO. <u>20051215-082</u>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2919 MANCHACA ROAD FROM LIMITED OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) 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 (LR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-05-0142, on file at the Neighborhood Planning and Zoning Department, as follows:

> Lot 1, Cenisa Addition, and Lot 1, Corners III Subdivision, subdivisions in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 101B, and Book 85, Page 51D, respectively, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2919 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:

> 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.

Except as 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 December 26, 2005.


PASSED AND APPROVED

§
§
December 15 , 2005 §   _____
   Will Wynn
                                                   Mayor
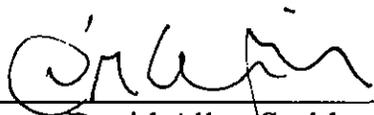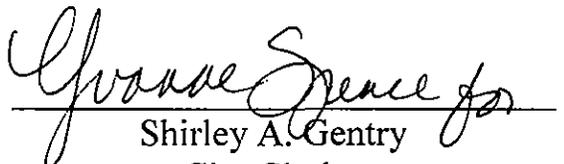
APPROVED: _____   **ATTEST:** _____
                  David Allan Smith   Shirley A. Gentry
                  City Attorney   City Clerk
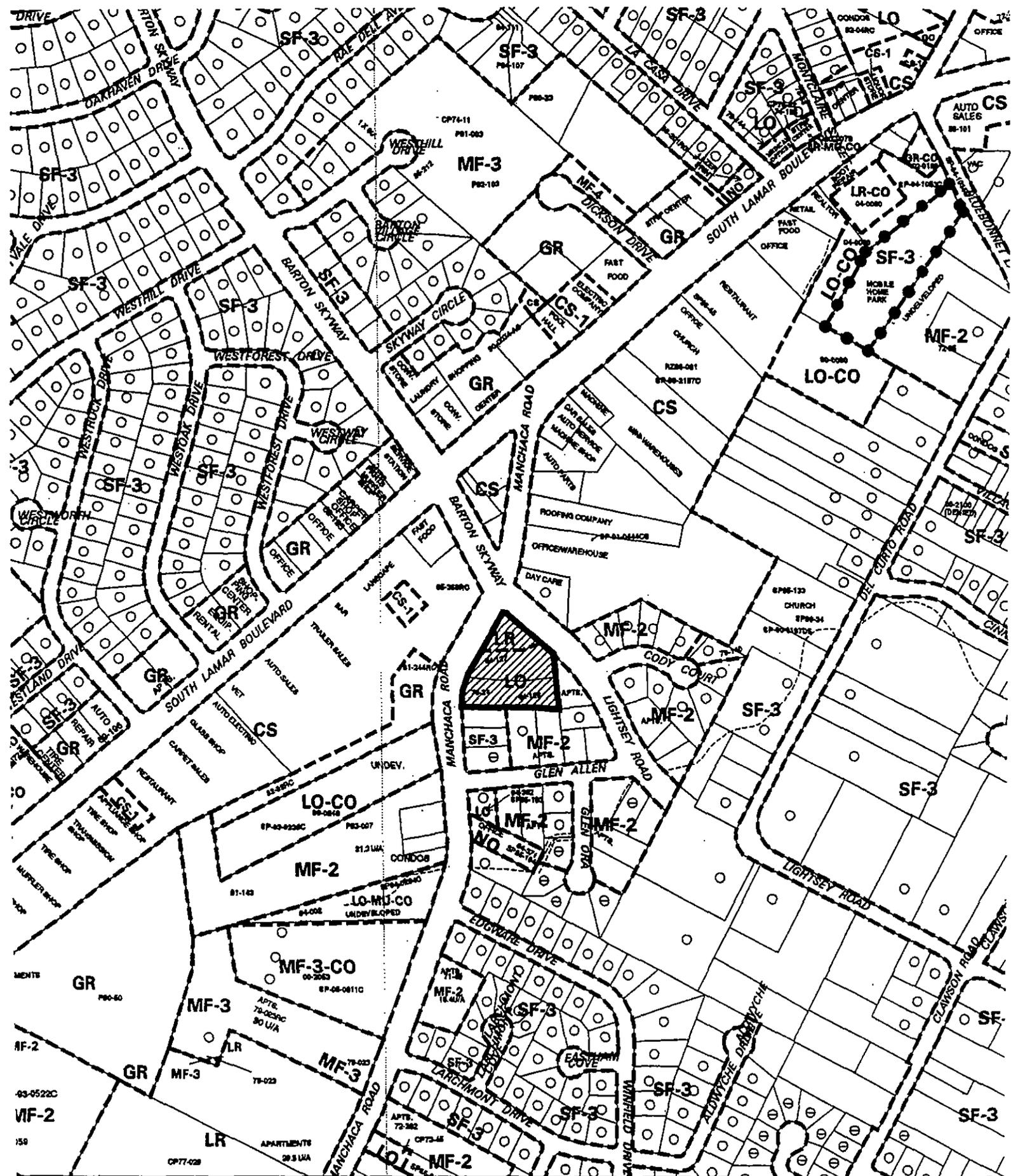
ZONING *EXHIB 1T A*

SUBJECT TRACT	/////
PENDING CASE	• • • • •
ZONING BOUNDARY	– – –
CASE MGR: R. HEIL	

1"=400'
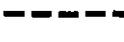
CASE #: C14-05-0142
ADDRESS: 2919 MANCHACA RD

DATE: 05-08

CITY GRID
REFERENCE
NUMBER

G20