

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6500 AND 6502 MANOR ROAD IN THE
3 UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE
4 -NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO
5 NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office-neighborhood plan (LO-NP) combining district
12 to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-
13 CO-NP) combining district on the property described in Zoning Case No. C14-2011-0087,
14 on file at the Planning and Development Review Department, as follows:

15
16 Lot 37A and 37B, Resubdivision of Lot 37, Walnut Hills Section 5 Subdivision, a
17 subdivision in the City of Austin, Travis County, Texas, according to the map or
18 plat of record in Plat Book 43, Page 50 of the Plat Records of Travis County,
19 Texas (the "Property"),

20
21 locally known as 6500 and 6502 Manor Road in the City of Austin, Travis County, Texas,
22 and generally identified in the map attached as Exhibit "A".

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

- 26
27 A. A site plan or building permit for the Property may not be approved, released,
28 or issued, if the completed development or uses of the Property, considered
29 cumulatively with all existing or previously authorized development and uses,
30 generate traffic that exceeds 2,000 trips per day.
31
32 B. Development of the property may not exceed an impervious coverage of 70
33 percent.

1 C. Development of the Property shall comply with the following regulations:

- 2
3 1. The minimum setbacks are: 5 feet for interior side yard, and
4 5 feet for rear yard.

5
6 D. The following uses are prohibited uses of the Property:

7
8 Off-site accessory parking Restaurant (general)
9 Service station

10 E. Drive-in service use as an accessory use to commercial use is limited to one
11 lane.

12 F. For a drive-in service use as an accessory use, access is prohibited from
13 Northeast Drive.

14
15 Except as specifically restricted under this ordinance, the Property may be developed and
16 used in accordance with the regulations established for the neighborhood commercial (LR)
17 base district, the mixed use combining district, and other applicable requirements of the
18 City Code.

19
20 **PART 3.** The Property is subject to Ordinance No. 20070809-056 that established the
21 University Hills neighborhood plan combining district.

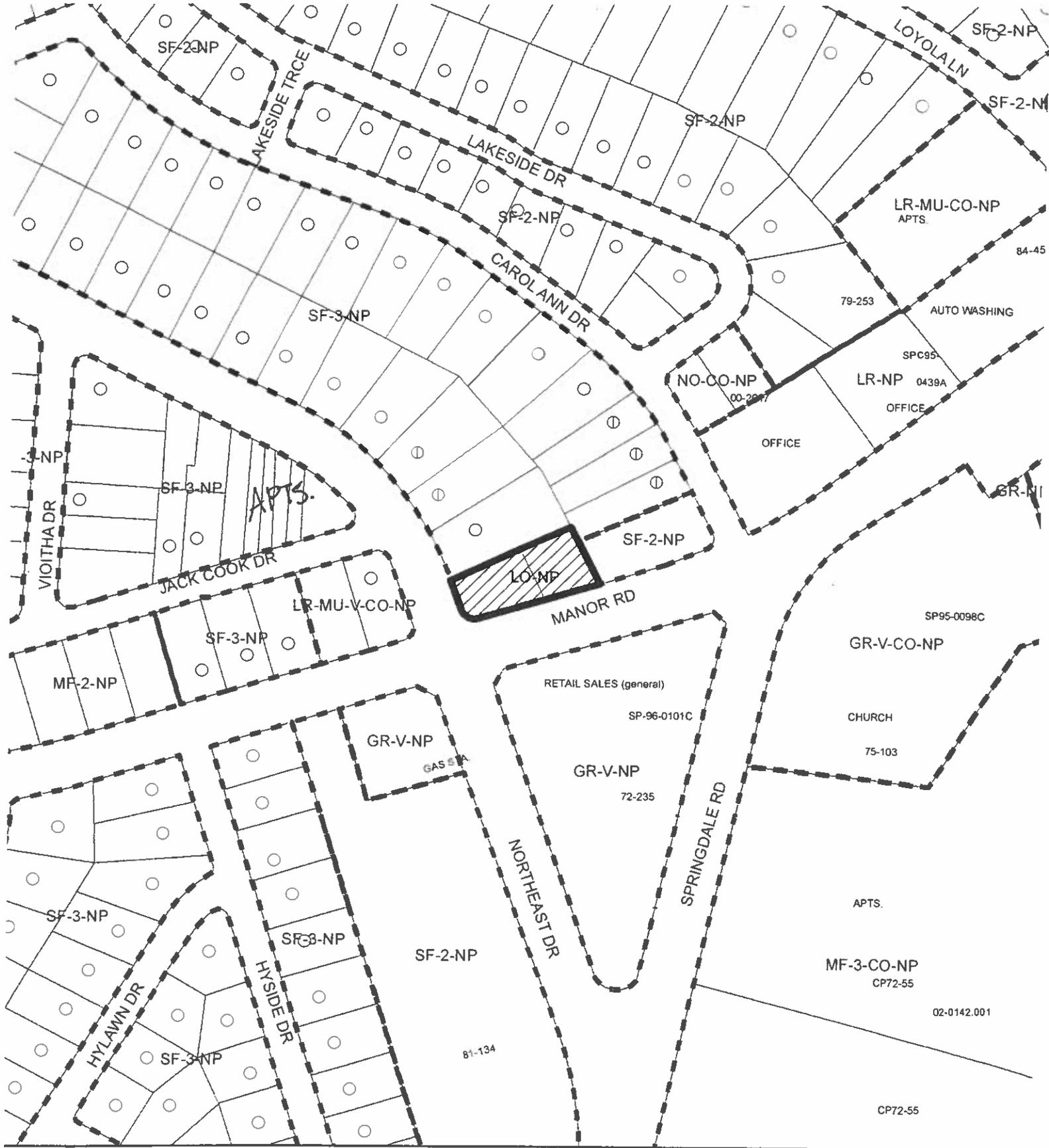
22
23 **PART 4.** This ordinance takes effect on _____, 2012.

24
25 **PASSED AND APPROVED**

26
27 _____, 2012 §
28 §
29 § _____

30 Lee Leffingwell
31 Mayor

32
33
34 **APPROVED:** _____ **ATTEST:** _____
35 Karen M. Kennard Shirley A. Gentry
36 City Attorney City Clerk



ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0087
 LOCATION: 6500 and 6502 MANOR RD
 SUBJECT AREA: 0.4044 ACRES
 GRID: M25, M26
 MANAGER: WENDY RHOADES

Exhibit A



1" = 200'

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.