

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 7900 OLD MANOR ROAD AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) district to limited industrial
11 service-conditional overlay (LI-CO) combining district on the property described in
12 Zoning Case No. C14-2013-0149, on file at the Planning and Development Review
13 Department, as follows:

14
15 Lot 6, Manor Commercial Section One Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 100, Page 107-108 of the Plat Records of Travis County, Texas (the "Property"),

18
19 locally known as 7900 Old Manor Road in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".

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

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

29
30 B. The following uses are prohibited uses of the Property:

31
32
Bail bond services
Exterminating services
Kennels
Recycling center
Scrap and salvage

Drop-off recycling collection facility
General warehousing and distribution
Liquor sales
Resource extraction

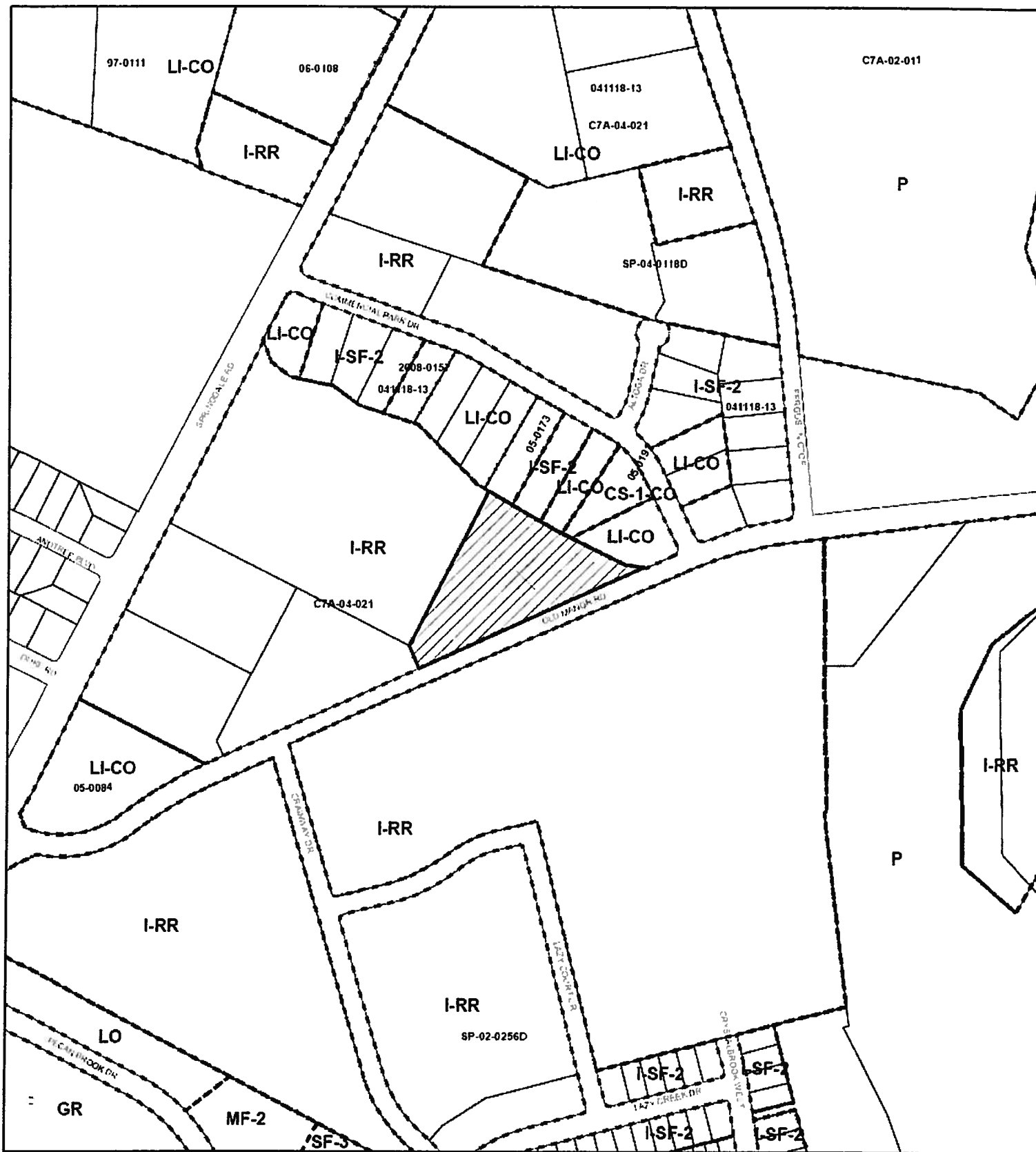
1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the limited industrial service (LI)
3 base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2014.
6

7
8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2014 § _____
13 Lee Leffingwell
14 Mayor
15
16

17 **APPROVED:** _____ **ATTEST:** _____
18 Karen M. Kennard Jannette S. Goodall
19 City Attorney City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING CASE

C14-2013-0149

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of use by the City of Austin regarding specific accuracy or completeness.

Exhibit A

