

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2014-0119, on file at the Planning and Development Review Department, as follows:

Lot 3, Block A, Laurelwood Commercial Section Four Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100120 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 9507 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. 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.
- B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 40 feet.
- C. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed three stories.

1 Except as specifically restricted under this ordinance, the Property may be developed and  
2 used in accordance with the regulations established for the general commercial services  
3 (CS) 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**  
**ZONING CASE#: C14-2014-0119**

1" = 200'

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 geo by the City of Austin regarding specific accuracy or completeness.

Exhibit A