

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9507 MANCHACA ROAD FROM GENERAL
3 COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
5 OVERLAY (CS-CO) 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 general commercial services conditional overlay (CS-CO)
11 combining district to general commercial services conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2014-0168, on file at the
13 Planning and Development Review Department, as follows:

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

19
20 locally known as 9507 Manchaca Road in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".

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

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

30
31 B. The maximum height, as defined by City Code, of a building or structure on the
32 Property may not exceed 52 feet or four stories.

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34 Except as specifically restricted under this ordinance, the Property may be developed and
35 used in accordance with the regulations established for the general commercial services
36 (CS) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2014.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2014 § _____
9

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14 Karen M. Kennard Jannette S. Goodall
15 City Attorney City Clerk

