ORDINANCE	NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4102 MANCHACA ROAD IN THE SOUTH LAMAR NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-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 family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0150, on file at the Planning and Zoning Department, as follows:

Lot 1, Harlan Addition Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 12, Page 48 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4102 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 500 trips per day.
- B. Development of the Property may not exceed 2 residential units.
- C. Vehicular access from the Property to Gathright Cove is prohibited. All vehicular access to the Property shall be from Manchaca Road.
- D. The following uses are not permitted uses of the Property:

Communication services Cultural services Convalescent services
Drive-in services

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Multi-family residential Residential treatment

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Personal services Short-term rental

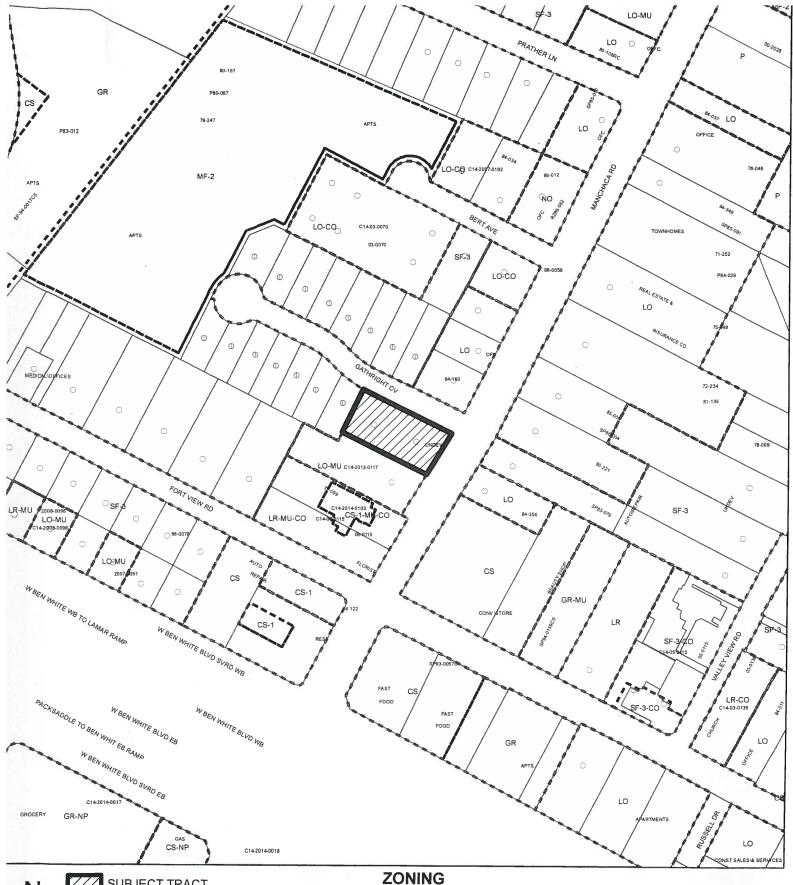
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect	ct on		, 2015.
PASSED AND APPROVED			
	§		
	§		
	, 2015 §		
		Steve Adler	
		Mayor	

APPROVED: _____ATTEST: _____ Jannette S.

Interim City Attorney

Jannette S. Goodall City Clerk



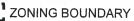




SUBJECT TRACT



ZONING CASE#: C14-2014-0150



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.



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