

ORDINANCE NO. _____

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

13
14 Lot 1, Harlan Addition Subdivision, a subdivision in Travis County, Texas,
15 according to the map or plat of record in Plat Book Volume 12, Page 48 of the Plat
16 Records of Travis County, Texas (the "Property"),

17
18 locally known as 4102 Manchaca Road in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".

20
21 PART 2. The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

- 23
24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 500 trips per day.
- 28
29 B. Development of the Property may not exceed 2 residential units.
- 30
31 C. Vehicular access from the Property to Gathright Cove is prohibited. All
32 vehicular access to the Property shall be from Manchaca Road.
- 33
34 D. The following uses are not permitted uses of the Property:

35
Communication services
Cultural services

Convalescent services
Drive-in services

Multi-family residential
Residential treatment

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 on _____, 2015.

PASSED AND APPROVED

§
§
§

_____, 2015 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
Interim City Attorney City Clerk



Exhibit A