

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9201 CAMERON ROAD FROM LIMITED
3 INDUSTRIAL SERVICES (LI) DISTRICT TO GENERAL COMMERCIAL
4 SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING
5 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 limited industrial services (LI) district to general commercial
11 services-mixed use-conditional overlay (CS-MU-CO) combining district on the property
12 described in Zoning Case No. C14-2014-0136, on file at the Planning and Zoning
13 Department, as follows:

14
15 Lot 1, Block A, Cameron Industrial Park, as recorded in Document 200800021 of
16 the Official Public Records of Travis County, Texas (the "Property"),

17
18 locally known as 9201 Cameron 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 2,000 trips per day.
- 28
29 B. Development of the Property may not exceed 310 residential units.
- 30

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

35
36 **PART 3.** This ordinance takes effect on _____, 2015.
37

38
39 **PASSED AND APPROVED**

40
41 §

42 §

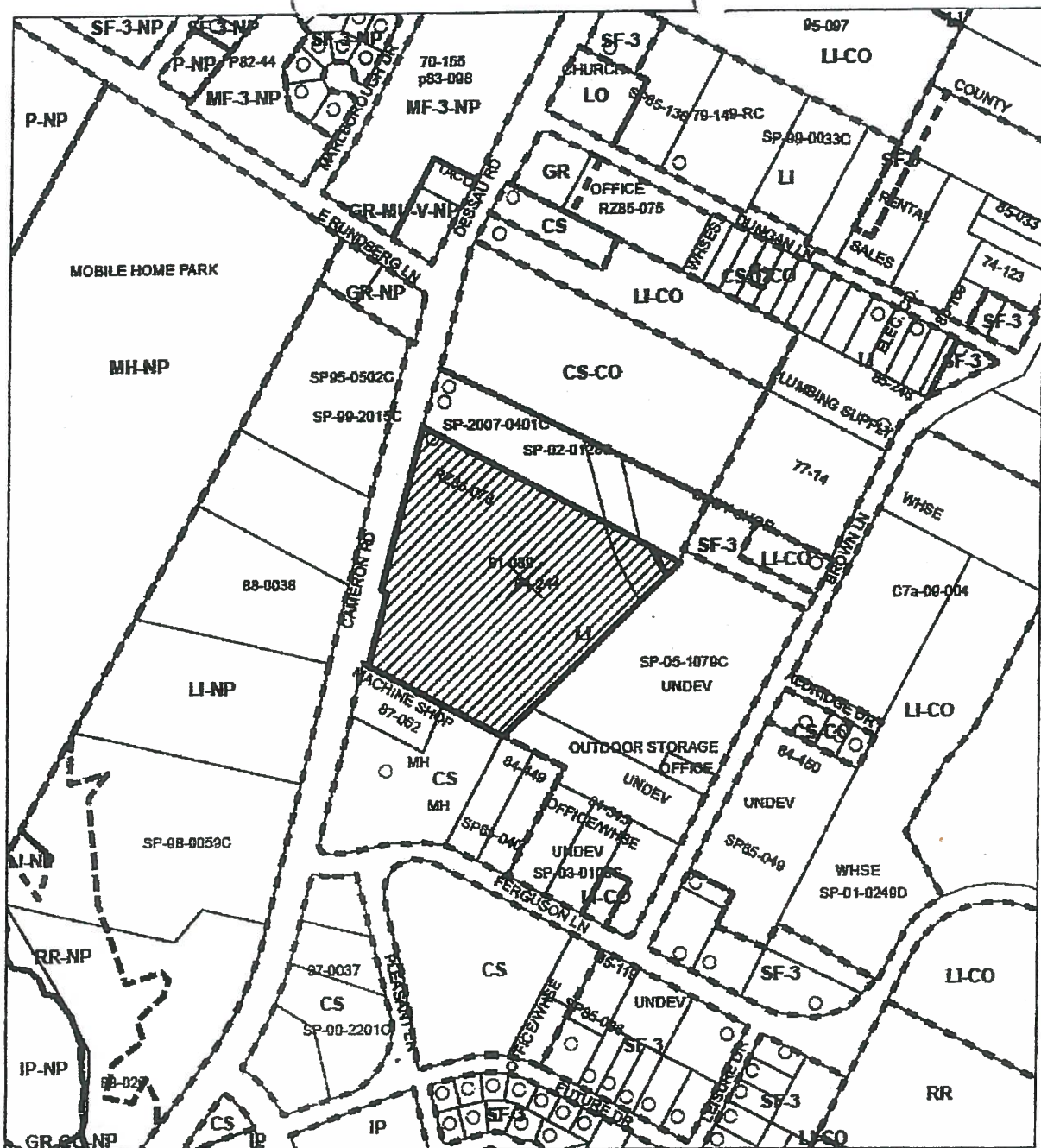
43 _____, 2015 § _____

44 Steve Adler
45 Mayor
46

47
48 **APPROVED:** _____ **ATTEST:** _____

49 Anne L. Morgan
50 Interim City Attorney

Jannette S. Goodall
City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING CASE C14-2014-0136

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A