

**ORDINANCE NO. 20150813-014**

**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

Multi-family residential  
Residential treatment  
Medical Offices – exceeding 5,000  
sq. ft. gross floor area

Personal services  
Short-term rental  
Medical Offices – not exceeding  
5,000 sq. ft. gross floor area

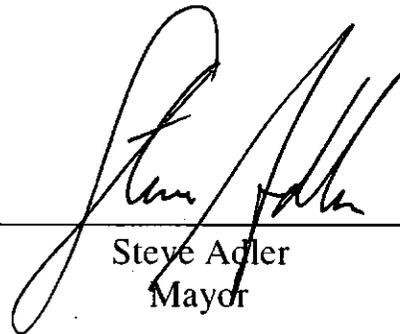
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on Monday, August 24, 2015.

**PASSED AND APPROVED**

August 13, 2015

§  
§  
§

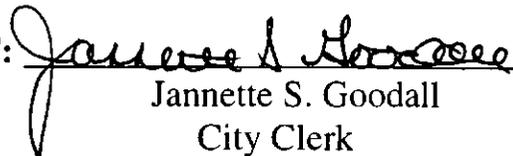
  
\_\_\_\_\_  
Steve Adler  
Mayor

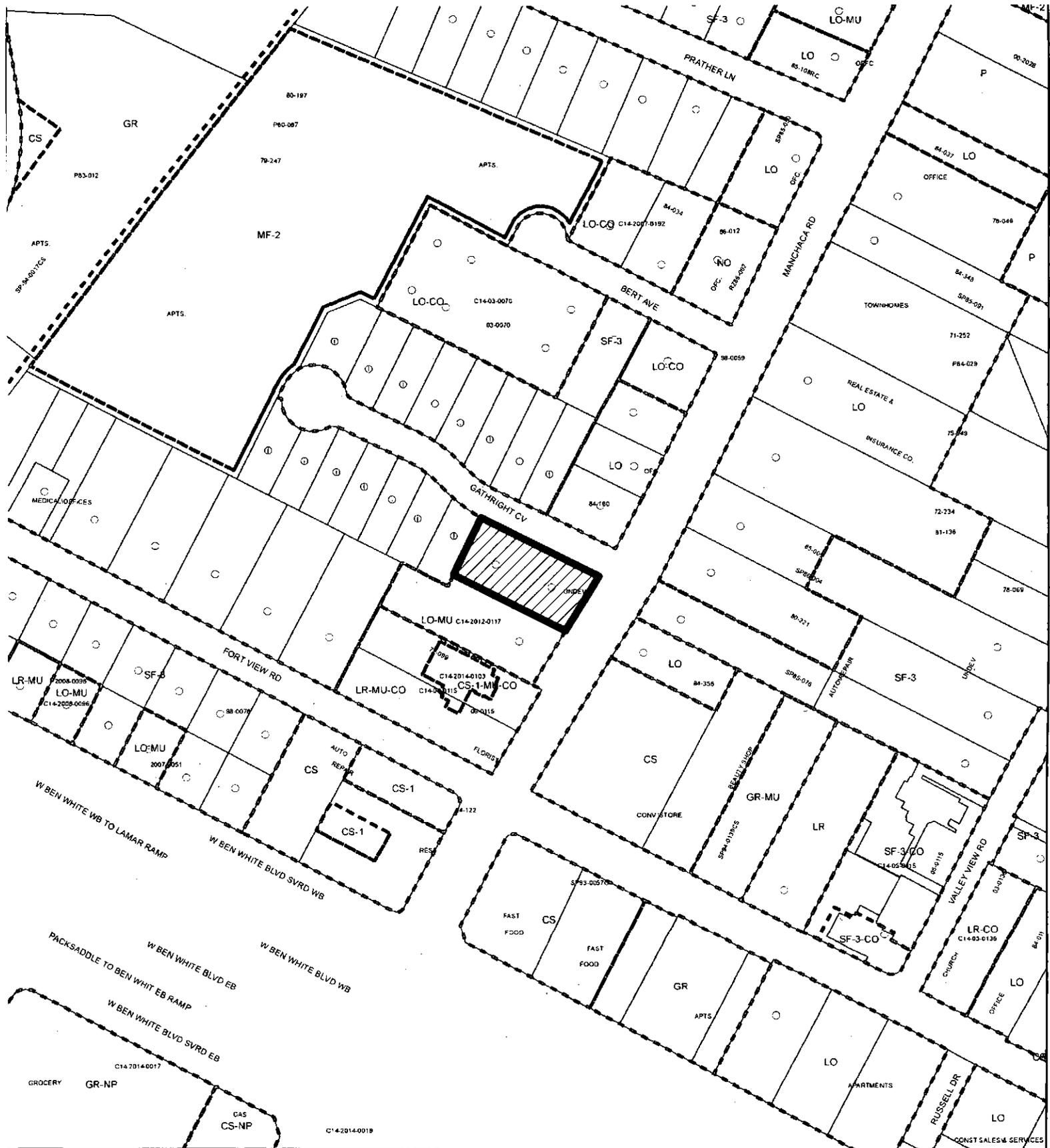
**APPROVED:**



Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**ZONING**

**ZONING CASE#: C14-2014-0150**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Exhibit A