

ORDINANCE NO. 20240926-090

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4505, 4507, AND 4507 1/2 MENCHACA ROAD IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) 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 limited office-neighborhood plan (LO-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0023, on file at the Planning Department, as follows:

LOTS 2, 3, AND 4, BLOCK A, FORD PLACE NUMBER ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 265, of the Plat Records of Travis County, Texas; SAVE AND EXCEPT the west 20 feet of LOTS 2, 3, AND 4, BLOCK A, conveyed to the City of Austin by deed recorded in Volume 4395, Page 1285, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 4505, 4507, and 4507 1/2 Menchaca Road in the City of Austin, Travis County, Texas, 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:

Drive-In Service is prohibited as an accessory use to a Restaurant (Limited) use.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

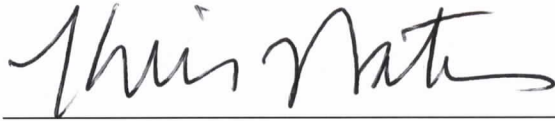
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-087 that established zoning for the South Manchaca Neighborhood Plan.

PART 5. This ordinance takes effect on October 7, 2024.

PASSED AND APPROVED

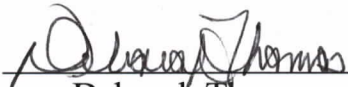
_____, September 26, 2024

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Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



Myrna Rios
City Clerk

$$1'' = 400'$$