

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 960201- E

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOT 2, RESUBDIVISION OF LOT 19, NORTHGATE TERRACE, SECTION ONE, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "CS-CO" GENERAL COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 8900 NORTH U. S. HIGHWAY 183, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5, AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "GR" Community Commercial district to "CS-CO" General Commercial Services district-Conditional Overlay combining district on the property described in File C14-95-0173, as follows:

Lot 2, Resubdivision of Lot 19, Northgate Terrace Section One, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 168A, of the Plat Records of Travis County, Texas, *[hereinafter referred to as the "Property"]*

locally known as 8900 North U. S. Highway 183, in the City of Austin, Travis County, Texas.

PART 2. That the Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following condition:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, shall be approved or released, and no building permit for construction of a building on the Property, shall be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted pursuant to this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" General Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. That it is ordered that the Zoning Map established by Section 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5, and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five members of the City Council.

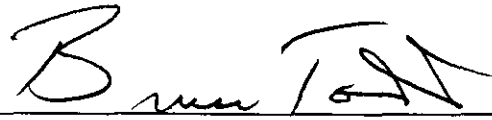
PART 5. That this ordinance shall become effective upon the expiration of ten days following the date of its final passage, as provided by the Charter of the City of Austin.

CITY OF AUSTIN, TEXAS

PASSED AND APPROVED:

February 1, 1996

§  
§  
§  
§  
§



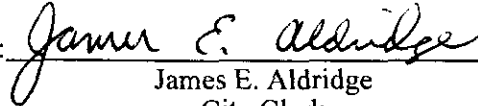
Bruce Todd  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



James E. Aldridge  
City Clerk

1Feb96  
MT/jj

PO# 960201-E

Ad ID# 2CQ701200

Acct # 4992499

**Austin American-Statesman**

Acct. Name: City Clerk

**AFFIDAVIT OF PUBLICATION**

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of  
Travis, State of Texas, on this day personally appeared:

Jeff Rosenberg

Classified Advertising Agent of the *Austin American-Statesman*, a daily  
newspaper published in said County and State that is generally circulated in  
Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me,  
states that the attached advertisement was published in said newspaper on the  
following dates, to wit:

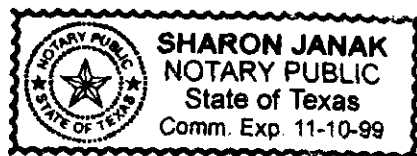
Date (s): February 13th, 1996

Class: 9980 Lines: 22 Cost: \$49.28

and that the attached is a true copy of said advertisement.

Jeff Rosenberg

SWORN AND SUBSCRIBED TO BEFORE ME, this the 13th day of Feb. 1996.



Sharon Janak  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

Sharon Janak  
(Type or Print Name of Notary)

My Commission Expires: 11/10/99

ORDINANCE NO. 960201-E  
AN ORDINANCE ORDERING A RE-  
ZONING AND CHANGING THE ZON-  
ING MAP ACCOMPANYING  
CHAPTER 13-2 OF THE AUSTIN CITY  
CODE OF 1992 AS FOLLOWS: LOT 2,  
RESUBDIVISION OF LOT 19, NORTH-  
GATE TERRACE, SECTION ONE,  
FROM "GR" COMMUNITY COM-  
MERCIAL DISTRICT TO "CS-CO"  
GENERAL COMMERCIAL SERVICES  
DISTRICT-CONDITIONAL OVERLAY  
COMBINING DISTRICT, LOCALLY  
KNOWN AS 8900 NORTH U.S. HIGH-  
WAY 183, IN THE CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS; WAIVING  
THE REQUIREMENTS OF SECTIONS 2-  
2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN  
CITY CODE OF 1992 AND PROVID-  
ING AN EFFECTIVE DATE.  
MAYOR BRUCE TOOD  
AUSTIN, TEXAS