

**ORDINANCE NO. 001012-62**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 2.05 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE AUSTIN BRETHREN CHURCH SUBDIVISION, FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 1800 PAYTON GIN ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**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 neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in File C14-00-2167, as follows:

A 2.05 acre tract of land, more or less, out of the Austin Brethren Church Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 38, Page 16, of the Plat Records of Travis County, Texas, (the "Property")

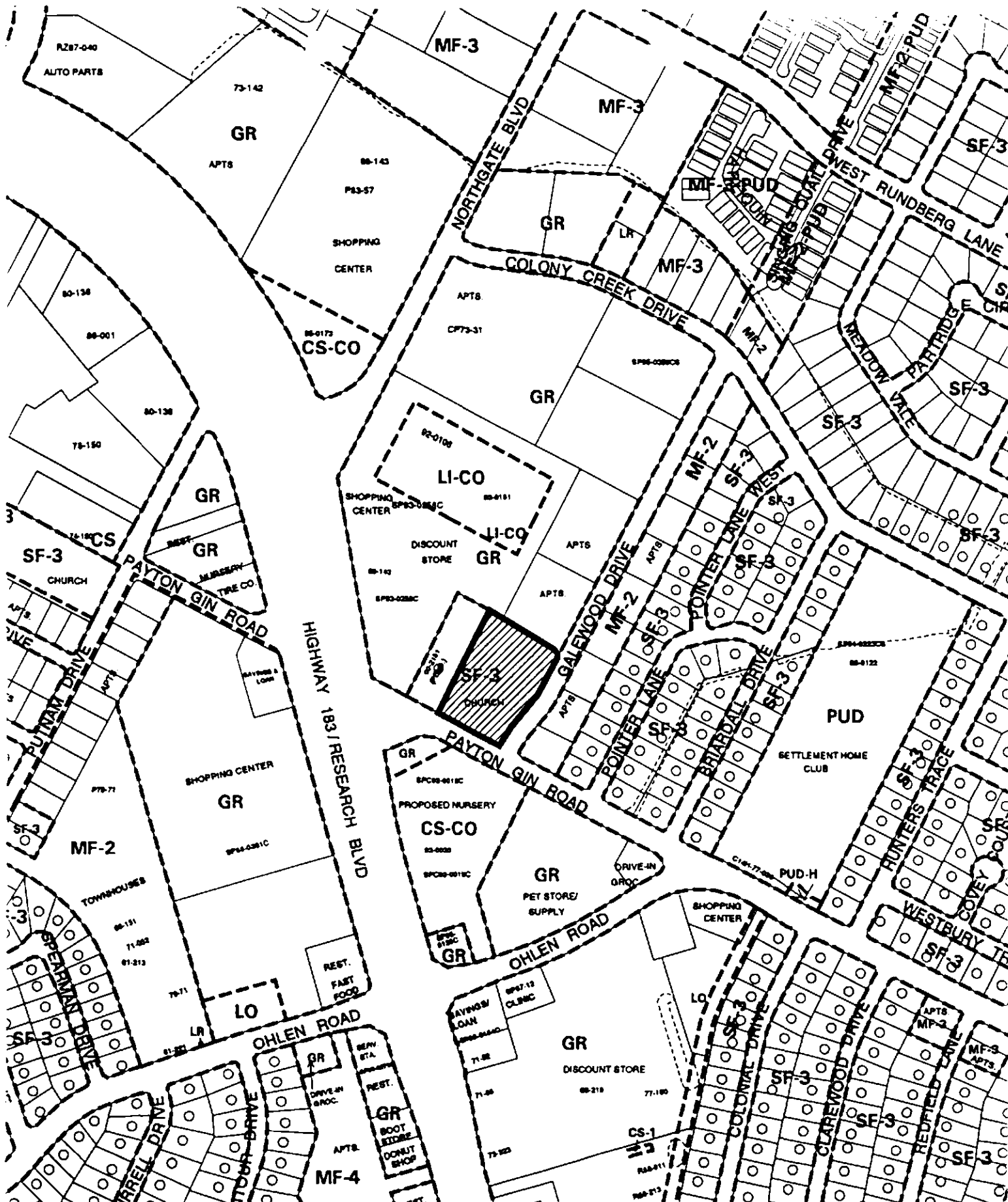
locally known as 1800 Payton Gin Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

A 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 2,000 trips per day.

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.





 " = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: KLARSON	(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	<b>ZONING EXHIBIT A</b> <b>CASE #: C14-00-2167</b> ADDRESS: PAYTON GIN RD SUBJECT AREA (acres): 2.050	DATE: 00-08 INTLS: BAR	CITY GRID REFERENCE NUMBER K30