

ORDINANCE NO. 020110-Z-8

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 310 EAST ST. ELMO ROAD, 4312 AND 4324 WILLOW SPRINGS ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 industrial services-conditional overlay (LI-CO) combining district on the property described in File C14-01-0141, as follows:

Lots C, D, and E, Twin Oaks Industrial District No. 6 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 71, Page 36, of the Plat Records of Travis County, Texas, and (the "Property")

locally known as 310 East St. Elmo Road, 4312 and 4324 Willow Springs 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 limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on January 21, 2002.

PASSED AND APPROVED

_____, January 10 _____, 2002 §
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 Gustavo L. Garcia
 Mayor

APPROVED: _____ **ATTEST:** _____
 Sedora Jefferson Shirley A. Brown
 City Attorney City Clerk

