ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3424 GREYSTONE DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) DISTRICT FOR TRACT ONE AND COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-06-0235, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From commercial-liquor sales (CS-1) district to neighborhood commercial (LR) district.

Lot 2, Resubdivision of Lot C, Shadow Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in Volume 11730, Page 584 of the Official Public Records of Travis County, Texas; and

Tract Two: From neighborhood commercial (LR) district to commercial liquor sales-conditional overlay (CS-1-CO) combining district.

Lot A, Block 3, Shadow Park Section 1-A Subdivision, a subdivision in the City of Austin, Travis County, Texas, as described in Document 20061132114, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3424 Greystone Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property identified as Tract Two 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 2,000 trips per day.

B. The following uses are prohibited uses of the property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Cocktail lounge	Commercial off-street parking
Drop-off recycling collection facility	Equipment repair services
Equipment sales	Exterminating services
Off-site accessory parking	Vehicle storage

Except as specifically restricted under this ordinance, the property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

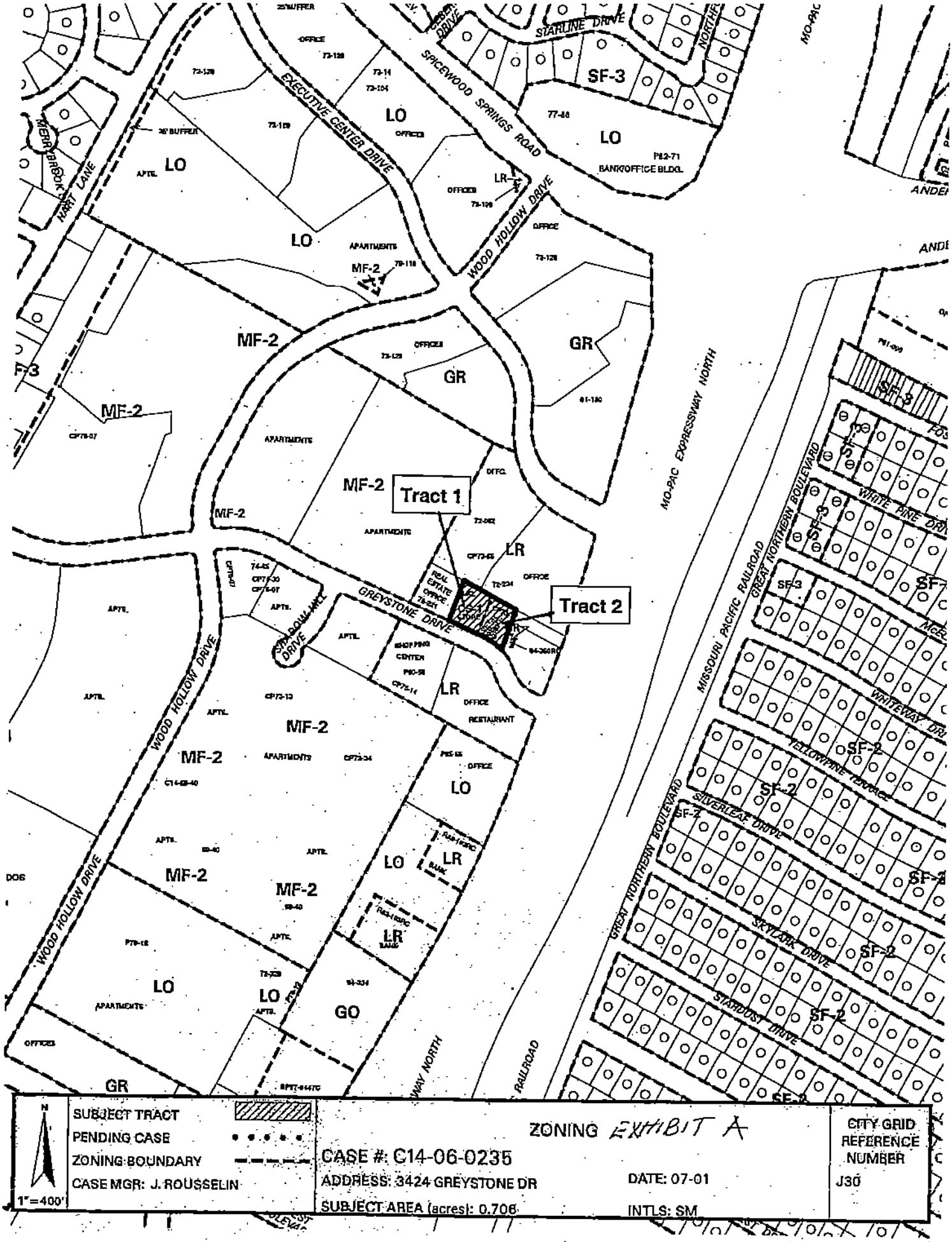
§
§
_____, 2007 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



N

1"=400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: J. ROUSSELIN

ZONING EXHIBIT A

CASE #: C14-06-0235

ADDRESS: 3424 GREYSTONE DR

SUBJECT AREA (acres): 0.706

DATE: 07-01

INTLS: SM

CITY GRID REFERENCE NUMBER

J30