

ORDINANCE NO. 20070412-029

AN ORDINANCE AMENDING ORDINANCE NO. 010524-94, REZONING AND CHANGING THE ZONING MAP TO PERMIT A SPECIAL USE ON THE PROPERTY LOCATED AT 8323 JAMESTOWN DRIVE IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT ON THE PROPERTY.

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

PART 1. Ordinance No. 010524-94 is amended to permit a neighborhood urban center special use on the property identified in this Part. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-07-0007, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4, Research Plaza III Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 89, Pages 14-15, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8323 Jamestown Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 through Part 5, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property may be developed as a neighborhood urban center special use as set forth in Section 25-2-1552 through 25-2-1569 of the City Code.

PART 4. The Property 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. If a neighborhood urban center special use is developed the following shall be prohibited as uses to the special use on the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Building maintenance services	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Convenience storage	Drop-off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Exterminating services
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Laundry services
Medical offices (exceeding 5000 sq.ft gross floor area)	Monument retail sales
Outdoor entertainment	Off-site accessory parking
Pawn shop services	Outdoor sports and recreation
Recreational equipment maintenance and storage	Plant nursery
Veterinary services	Service station
Club or lodge	Vehicle storage
Congregate living	Limited warehousing and distribution
Day care services (general)	Community events
Hospital services (limited)	Day care services (commercial)
Public primary educational facilities	Hospital services (general)
Residential treatment	Maintenance and service facilities
Telecommunication tower	Public secondary educational facilities
Transportation terminal	Safety services
	Transitional housing

PART 5 The Property is subject to Ordinance No. 010524-94 that established the North Austin Civic Association neighborhood plan combining district.

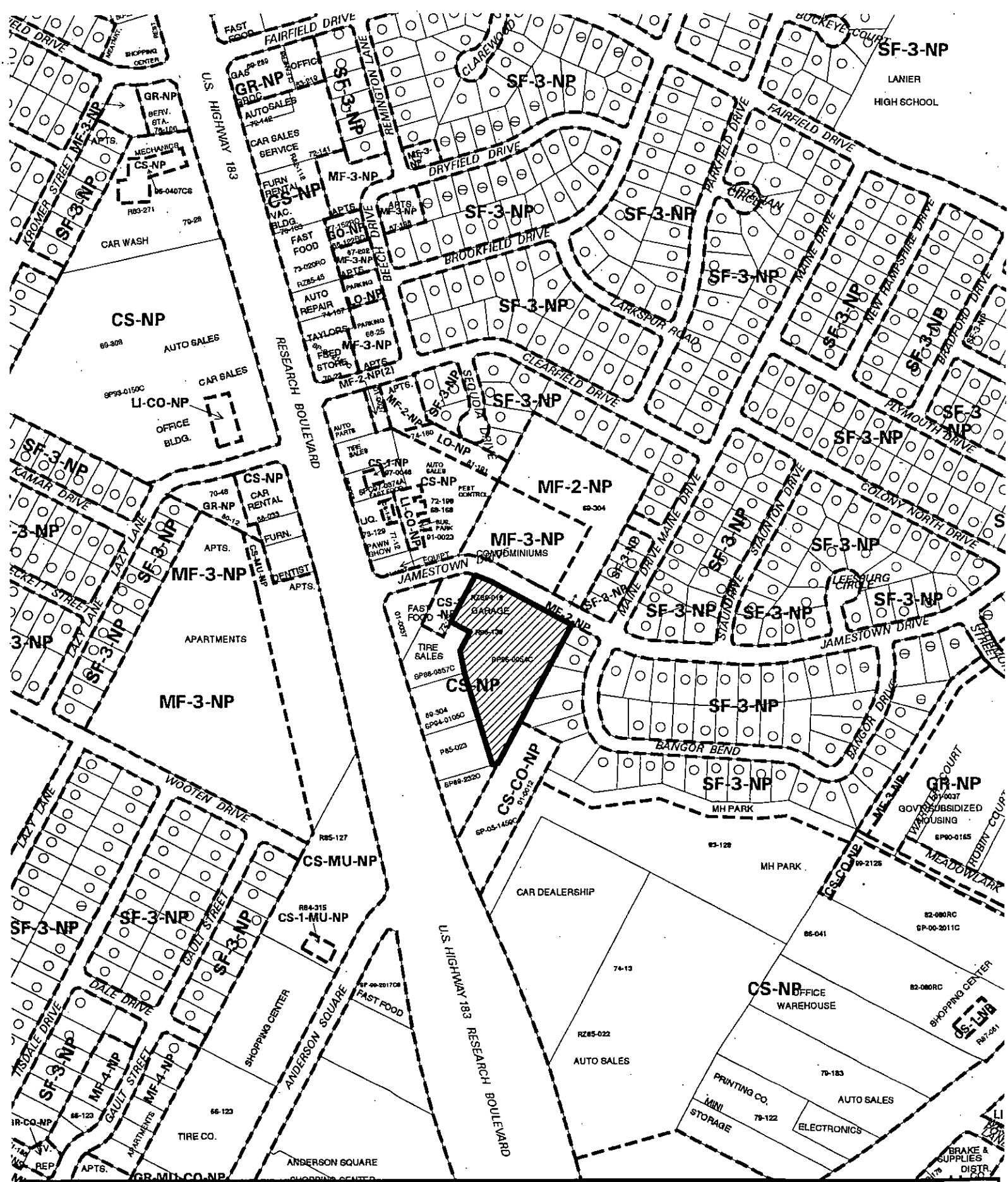
PART 6. This ordinance takes effect on April 23, 2007.

PASSED AND APPROVED

____ April 12 _____, 2007 §
 §
 §

 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER K29
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-07-0007	DATE: 07-01	
	CASE MGR: T. BUI	ADDRESS: 8323 JAMESTOWN DR	INTLS: SM	
SUBJECT AREA (acres): 2.874				