

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2406 WEST PARMER LANE FROM
3 NEIGHBORHOOD OFFICE (NO) DISTRICT AND COMMUNITY
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
5 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
6 COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from neighborhood office (NO) district and community
12 commercial-conditional overlay (GR-CO) combining district to community commercial-
13 conditional overlay (GR-CO) combining district on the property described in Zoning Case
14 No. C14-07-0028, on file at the Neighborhood Planning and Zoning Department, as
15 follows:
16

17 Lot 1, Block A, Signature Cleaners Subdivision, a subdivision in the City of
18 Austin, Travis County, Texas, according to the map or plat of record in Document
19 No. 200000282 of the Official Public Records of Travis County, Texas (the
20 "Property"),
21

22 locally known as 2406 West Parmer Lane, in the City of Austin, Travis County, Texas, and
23 generally identified in the map attached as Exhibit "A".
24

25 PART 2. The Property within the boundaries of the conditional overlay combining district
26 established by this ordinance is subject to the following conditions:
27

- 28 A. A site plan or building permit for the Property may not be approved, released, or
29 issued, if the completed development or uses of the Property, considered
30 cumulatively with all existing or previously authorized development and uses,
31 generate traffic that exceeds 2,000 trips per day.
32
- 33 B. Vehicular access from the Property to Tomanet Trail is prohibited. All vehicular
34 access to the Property shall be from other adjacent public streets or through other
35 adjacent property.
36
37

C. A drive-in service use is prohibited as an accessory use to a commercial use.

D. The following uses are prohibited uses of the Property:

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Bail bond services

Business or trade school

Business support services

Commercial off-street parking

Communications services

Drop-off recycling collection facility

Exterminating services

Food preparation

Food sales

Funeral services

General retail sales (general)

Outdoor entertainment

Outdoor sports and recreation

Pawn shop services

Research services

Restaurant (general)

Service station

Theater

Community recreation (private)

Community recreation (public)

Congregate living

Group home, Class II

Hospital services (general)

Hospital services (limited)

Residential treatment

Medical offices (exceeding 5000 sq. ft. gross floor area)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

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

PASSED AND APPROVED

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20

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Will Wynn

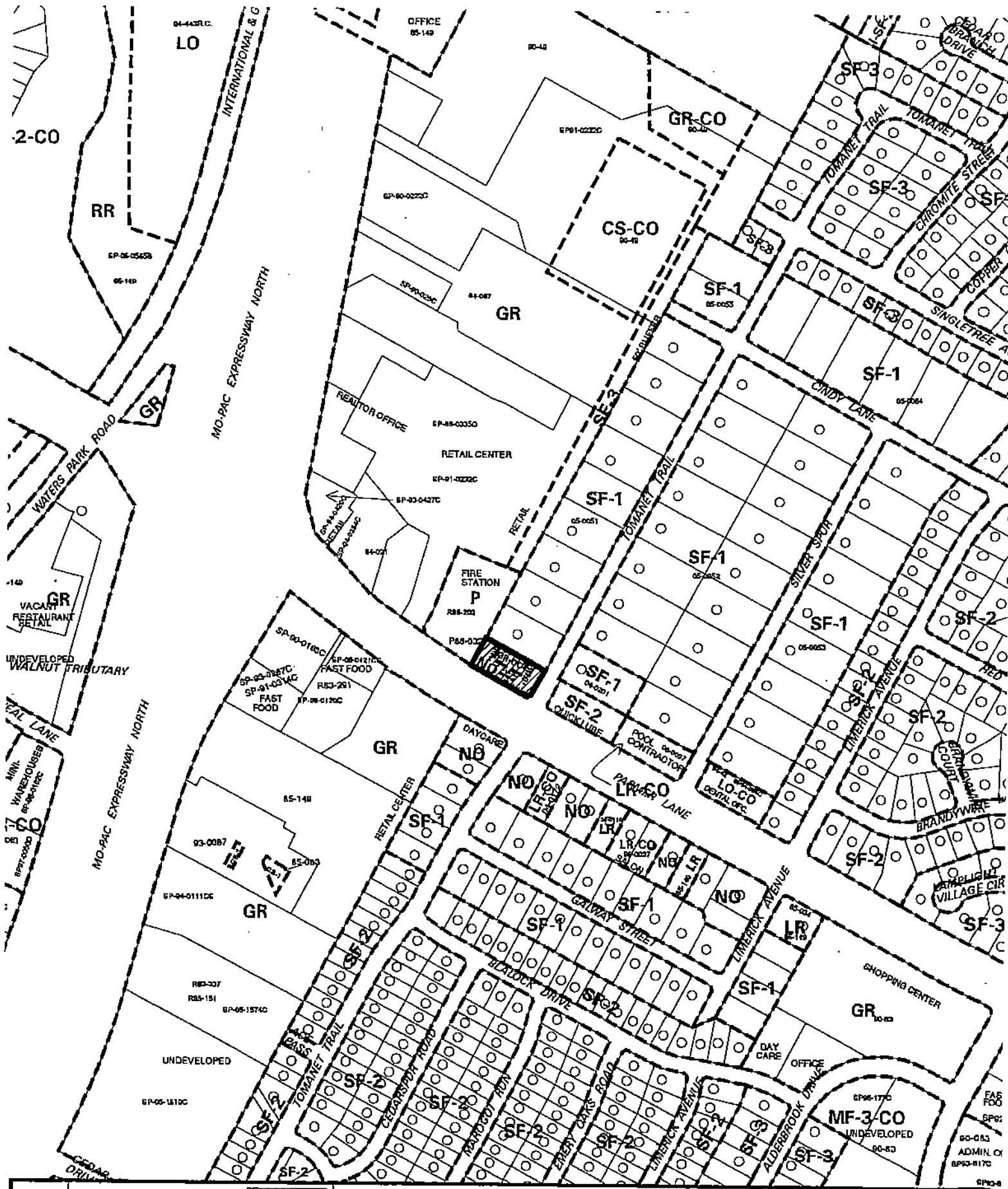
Mayor





APPROVED:

ATTEST:

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



| | | | | | |
|-------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|--------------------------|---------------------------------------------|
|  1" = 400' | SUBJECT TRACT |  | <h2 style="text-align: center;">ZONING EXHIBIT A</h2> | | CITY GRID REFERENCE NUMBER L35 |
| | PENDING CASE |  | | | |
| | ZONING BOUNDARY |  | CASE #: C14-07-0028 ADDRESS: 2406 W PARMER LANE SUBJECT AREA (acres): 0.529 | DATE: 07-03 INTLS: SM | |
| | CASE MGR: J. ROUSSELIN | | | | |
| | GR | | | | |