

ORDINANCE NO 20070503-063

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2406 WEST PARMER LANE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 neighborhood office (NO) district and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No C14-07-0028, on file at the Neighborhood Planning and Zoning Department, as follows

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

locally known as 2406 West Parmer Lane, 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 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 Vehicular access from the Property to Tomanet Trail is prohibited All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property

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
Funeral services	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 May 14, 2007

PASSED AND APPROVED


_____, 2007

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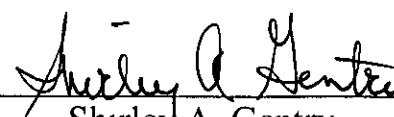
Will Wynn
Mayor

APPROVED



David Allan Smith
City Attorney

ATTEST



Shirley A. Gentry
City Clerk

