

**ORDINANCE NO. 20070503-057**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3510 AND 4003 BEN GARZA LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 single family residence standard lot (SF-2) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No C14-06-0181, on file at the Neighborhood Planning and Zoning Department, as follows

Tract A, Garza Place Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 43, Page 21, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3510 and 4003 Ben Garza 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 The following uses are prohibited uses of the Property

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Exterminating services	Funeral services
Pawn shop services	Service station

B 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

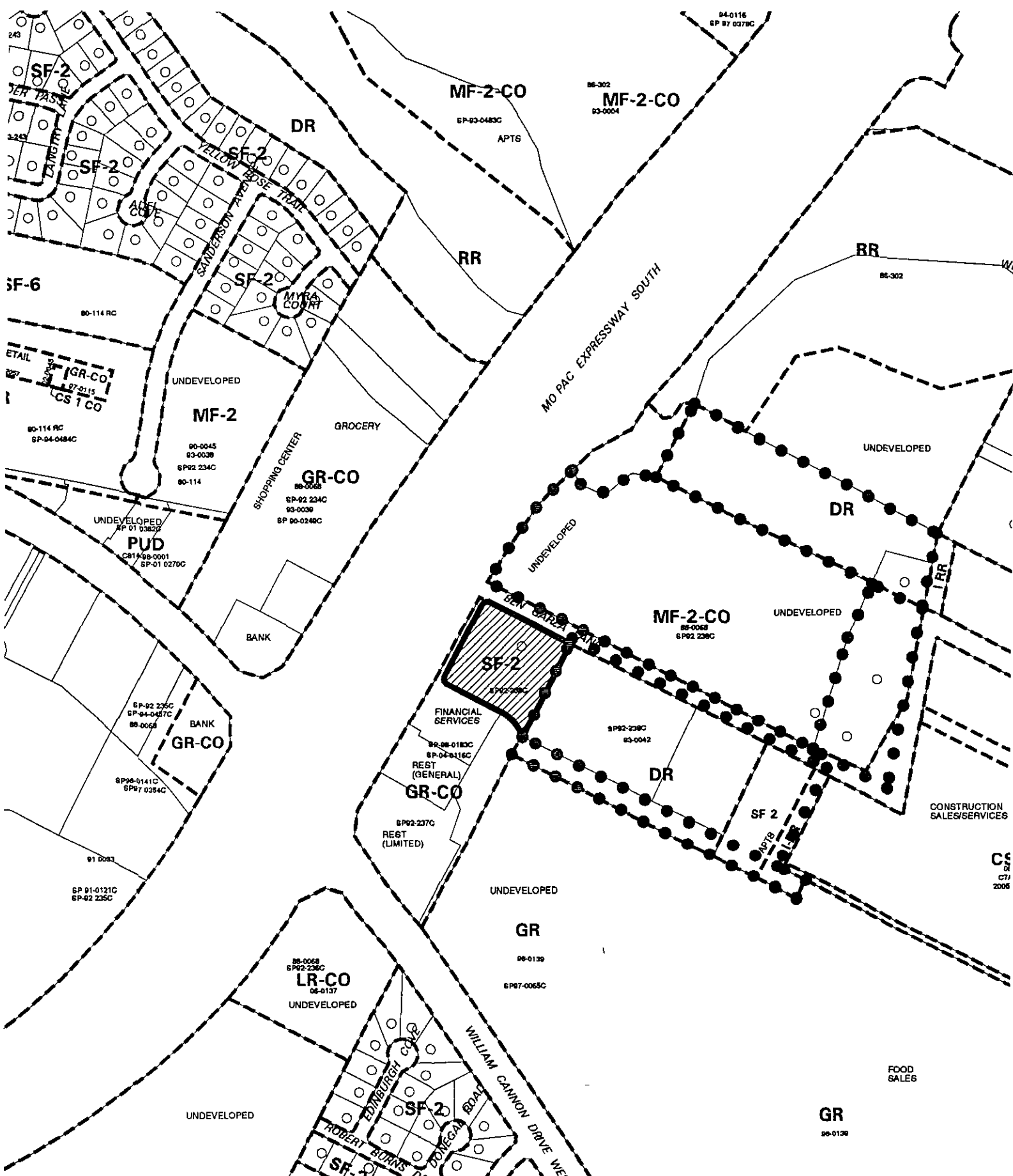
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on May 14, 2007

**PASSED AND APPROVED**

\_\_\_\_\_, May 3, 2007      §  
   §  
   § \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         David Allan Smith                   Shirley A Gentry  
                         City Attorney                                   City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR WWALSH	<b>ZONING EXHIBIT A</b> <b>CASE # C14-06-0181</b> <b>ADDRESS 3510 &amp; 4003 BEN GARZA</b> <b>DATE 06-11</b> <b>INTLS SM</b>		<b>CITY GRID REFERENCE NUMBER</b> <b>D18</b>
	<b>SUBJECT AREA (acres) 2.250</b>			