

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11625 JOLLYVILLE ROAD FROM
3 NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO)
4 COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY
5 (LO-CO) COMBINING DISTRICT FOR TRACT ONE AND COMMUNITY
6 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)
7 COMBINING DISTRICT FOR TRACT TWO.
8

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

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base districts on the property described in Zoning Case No. C14-2007-0081, on
13 file at the Neighborhood Zoning and Planning Department, as follows:

14
15 Tract One: From neighborhood commercial-conditional overlay (LR-CO)
16 combining district to limited office-conditional overlay (LO-CO) combining
17 district.
18

19 A 0.21 acre tract of land, more or less, out of Lot 3, Block A, Covert/183
20 Subdivision, the tract of land being more particularly described by metes and
21 bounds in Exhibit "A" incorporated into this ordinance; and
22

23 Tract Two: From neighborhood commercial-conditional overlay (LR-CO)
24 combining district to community commercial-mixed use-conditional overlay (GR-
25 MU-CO) combining district.
26

27 A 0.20 acre tract of land, more or less, out of Lot 3, Block A, Covert/183
28 Subdivision, the tract of land being more particularly described by metes and
29 bounds in Exhibit "B" incorporated into this ordinance (the "Property"),
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31 locally known as 11625 Jollyville Road, in the City of Austin, Travis County, Texas, and
32 generally identified in the map attached as Exhibit "C".
33
34
35
36

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

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4 A. A site plan or building permit for the Property may not be approved, released,
5 or issued, if the completed development or uses of the Property, considered
6 cumulatively with all existing or previously authorized development and uses,
7 generate traffic that exceeds 2,000 trips per day.

8
9 B. The following uses are prohibited uses of the Property:

10
11 Automotive sales
12 Automotive rentals
13 Pawn shop services

Automotive repair services
Automotive washing (of any type)

14
15 Except as specifically restricted under this ordinance, the Property may be developed and
16 used in accordance with the regulations established for the respective base districts and
17 other applicable requirements of the City Code.

18
19 **PART 3.** This ordinance takes effect on _____, 2007.

20
21
22 **PASSED AND APPROVED**

23
24 §
25 §
26 §

_____, 2007

27 Will Wynn
28 Mayor

29
30
31 **APPROVED:**

32 David Allan Smith
33 City Attorney

ATTEST:

Shirley A. Gentry
City Clerk