

ORDINANCE NO \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1109 SHADY LANE IN THE JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT

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

**PART 1** The zoning map established by Section 25-2~~1~~91 of the City Code is amended to change the base district from community commercial-neighborhood plan (GR-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No C14-2007-0080, on file at the Neighborhood Planning and Zoning Department, as follows

A 0.997 acre tract of land, more or less, out of the J C Tannehill League, Survey 29, Abstract 22, in Travis County, the tract of land being more particularly described by metes and bounds in a warranty deed of record in Volume 9190, Page 947, Official Public Records of Travis County, Texas (the "Property"),

locally known as 1109-Shady Lane, 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 and Part 4 of this ordinance, 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 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A The maximum height of a building or structure is 32 feet from ground level
- B The maximum impervious cover is 90 percent
- C A food preparation use may not exceed 2,000 square feet gross floor area

D The following uses are prohibited uses of the Property

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Agricultural sales and services	Construction sales and services
Consumer convenience services	Convenience storage
Drop-off recycling collection facility	Electronic prototype assembly
Electronic testing	Equipment sales
Equipment repair services	Exterminating services
Funeral services	Hotel-motel
Kennels	Laundry service
Liquor sales	Marina
Limited warehousing & distribution	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Pawn shop services	Printing and publishing
Research services	Restaurant (general)
Service station	Vehicle storage
Veterinary services	Community events
Community recreation (public)	Community recreation (private)
Guidance services	Hospital services (general)
Hospital services (limited)	Local utility services
Residential treatment	Safety services
Telecommunication tower	Transitional housing
Transportation terminal	

**PART 4** The Property is subject to Ordinance No 030327-11b that established the Johnston Terrace neighborhood plan combining district

1 **PART 5** This ordinance takes effect on \_\_\_\_\_, 2007

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4 **PASSED AND APPROVED**

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8 \_\_\_\_\_, 2007

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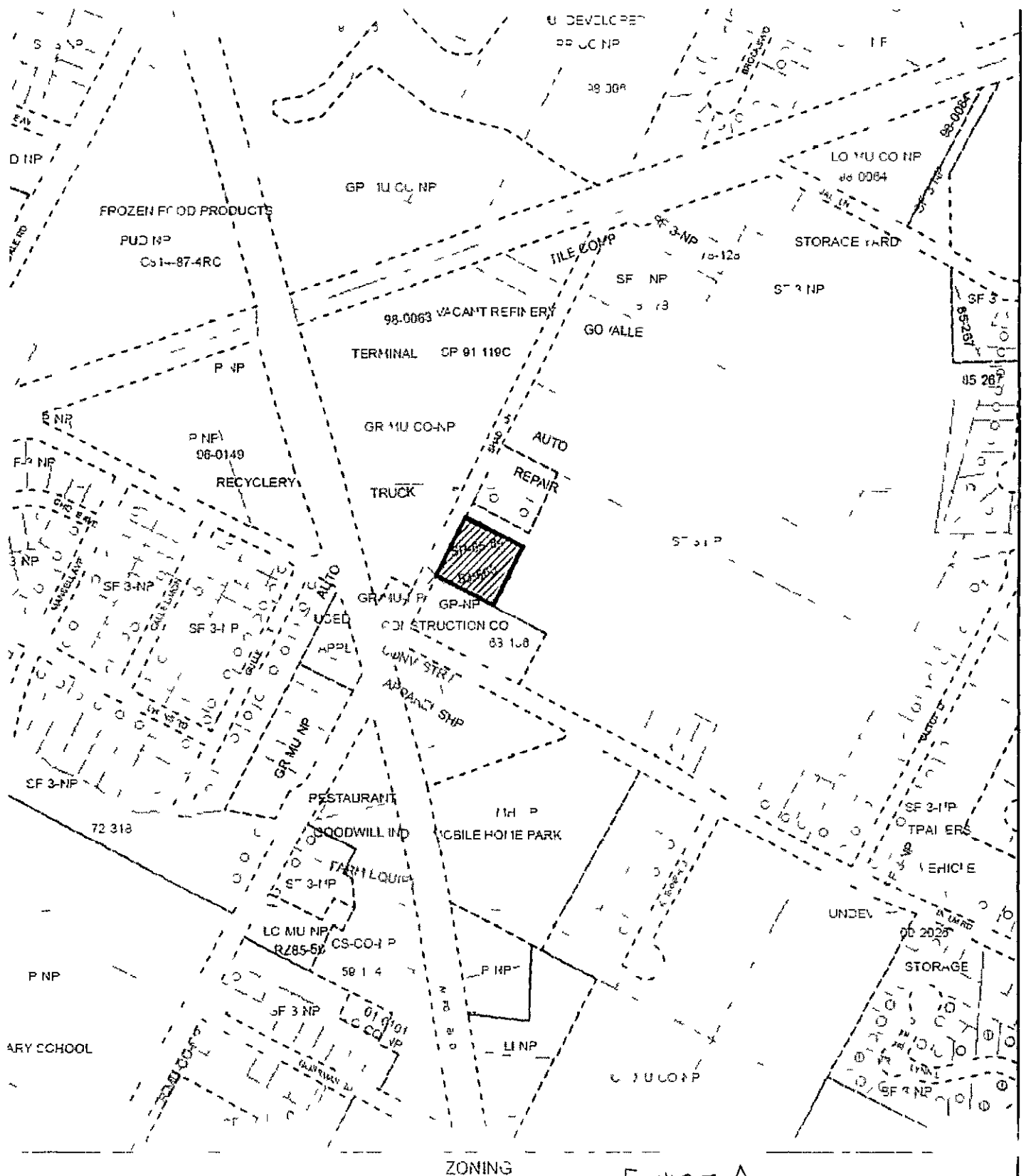
Will Wynn  
Mayor

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13 **APPROVED**

**ATTEST**




14 David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk

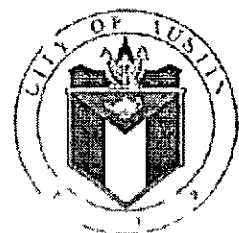


ZONING

EXHIBIT A

-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE# C14 2007 0080  
 ADDRESS 1109 SHADY LANE  
 SUBJECT AREA 0.997 ACRES  
 GRID L21  
 MANAGER R HEIL



400 OPERATOR SM

This map has been prepared by the City of Austin, Texas, and is not a survey. It is not to be used for any purpose other than for the purpose for which it was prepared.