

Late Backup

ORDINANCE NO. _____

76

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1317 EAST RIVERSIDE DRIVE AND 1220 IH-35
3 SOUTH FROM COMMUNITY COMMERCIAL-MIXED USE (GR-MU)
4 COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED
5 DEVELOPMENT AREA (LI-PDA) DISTRICT.

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-mixed use (GR-MU) combining
11 district to limited industrial service-planned development area (LI-PDA) district on the
12 property described in Zoning Case No. C14-06-0117, on file at the Neighborhood Planning
13 and Zoning Department, as follows:

14
15 Lot 1, Lela Parkinson Subdivision, a subdivision in the City of Austin, Travis
16 County, according to the map or plat recorded in Book 17, Page 34, Platt Records
17 of Travis County, Texas; and

18
19 Lot 1, Block A, The Schuler Subdivision, a subdivision in the City of Austin,
20 Travis County, Texas, according to the map or plat of record in Document No.
21 200300013, of the Official Public Records of Travis County, Texas (the
22 "Property"),

23
24 locally known as 1317 Riverside Drive and 1220 IH-35 South, in the City of Austin, Travis
25 County, Texas, and generally identified in the map attached as Exhibit "B".

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

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

34
35 B. Development of the Property shall comply with the following:

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37 1. The maximum impervious cover is 85 percent.

- 1 2. Non-residential uses of Lot 1, Block A, The Schuler Subdivision and Lot
2 1, Lela Parkinson Subdivision, Save and Except the south 400 feet of Lot
3 1, Lela Parkinson Subdivision, may not exceed 25,000 square feet of
4 gross floor area.
- 5
- 6 3. Non-residential uses of the south 400 feet of Lot 1, Lela Parkinson
7 Subdivision may not exceed 35,000 square feet of gross floor area.
- 8
- 9 4. Except as provided in Subsection 5, the maximum number of residential
10 units developed on Lot 1, Block A, The Schuler Subdivision, and Lot 1,
11 Lela Parkinson Subdivision, Save and Except the south 400 feet of Lot 1,
12 Lela Parkinson Subdivision, is 40.
- 13
- 14 5. The number of residential units may increase to 50 if development
15 complies with Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed*
16 *Use Buildings*) as follows:
- 17
- 18 a. The Property is exempt from the dimensional standards identified
19 in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
- 20
- 21 b. The Property is subject to the parking reductions identified in
22 Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- 23
- 24 c. Ten percent of residential units in a vertical mixed use building
25 shall be reserved for rental by households earning no more than 80
26 percent of the Annual Median Family Income.

27

28 C. The following uses are prohibited uses of the Property:

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30 Automotive repair services
31 Automotive sales
32 Pawn shop services

Automotive rentals
Automotive washing (of any type)
Service station

33

34 D. Drive-in service is prohibited as an accessory use to a commercial use.

35

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

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

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8 **PASSED AND APPROVED**

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12 _____, 2007

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Will Wynn
Mayor

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17 **APPROVED:** _____

ATTEST: _____

18 David Allan Smith,
19 City Attorney

Shirley A. Gentry
City Clerk