

ORDINANCE NO. _____

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 COMMUNITY COMMERCIAL-MIXED USE-
5 CONDITIONAL OVERLAY (GR-MU-CO) COMBINING 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 community commercial-mixed use-conditional overlay (GR-MU-CO) combining
12 district on the property described in Zoning Case No. C14-06-0117, on file at the
13 Neighborhood Planning 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".
26

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:
29

30 A. Development of the Property shall comply with the following:
31

32 1. The maximum impervious cover is 85 percent.
33

34 2. Non-residential uses of Lot 1, Block A, The Schuler Subdivision and Lot
35 1, Lela Parkinson Subdivision, Save and Except the south 400 feet of Lot
36 1, Lela Parkinson Subdivision, may not exceed 25,000 square feet of
37 gross floor area.

- 1 3. Non-residential uses of the south 400 feet of Lot 1, Lela Parkinson
2 Subdivision may not exceed 35,000 square feet of gross floor area.
3
4 4. Except as provided in Subsection 5, the maximum number of residential
5 units developed on Lot 1, Block A, The Schuler Subdivision, and Lot 1,
6 Lela Parkinson Subdivision, Save and Except the south 400 feet of Lot 1,
7 Lela Parkinson Subdivision, is 40.
8
9 5. The number of residential units may increase to 50 if development
10 complies with Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed*
11 *Use Buildings*).
12
13 6. Residential uses are prohibited on the south 400 feet of Lot 1, Lela
14 Parkinson Subdivision
15

16 B. The following uses are prohibited uses of the Property:

17 Automotive repair services	Automotive rentals
18 Automotive sales	Automotive washing (of any type)
19 Pawn shop services	Service station

20
21
22 C. Drive-in service is prohibited as an accessory use to a commercial use.

23
24 Except as specifically restricted under this ordinance, the Property may be developed and
25 used in accordance with the regulations established for the community commercial (GR)
26 base district, the mixed use (MU) combining district, and other applicable requirements of
27 the City Code.
28

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

30
31 **PASSED AND APPROVED**

32 §
33 §
34 _____, 2007 § _____
35 Will Wynn
36 Mayor

37
38 **APPROVED:** _____ **ATTEST:** _____
39 David Allan Smith Shirley A. Gentry
40 City Attorney City Clerk