

# Late Backup

39

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1015 EAST BRAKER LANE FROM LIMITED  
3 OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR)  
4 DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-  
5 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 limited office (LO) district and neighborhood commercial  
11 (LR) district to community commercial-conditional overlay (GR-CO) combining district  
12 on the property described in Zoning Case No C14-2007-0190, on file at the Neighborhood  
13 Planning and Zoning Department, as follows  
14

15 A 0.7516 acre tract of land, more or less, out of the John Applegait Survey No 58,  
16 in Travis County, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property").  
18

19 locally known as 1015 East Braker Lane, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "B"  
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22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions  
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25 A A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day  
29

30 B A drive-in service use is prohibited as an accessory use to a restaurant (general  
31 and limited) use.  
32  
33  
34  
35  
36

C The following uses are prohibited uses of the Property.

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Funeral services	Group home (Class II)
Hospital services (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Medical office (exceeding 5000 sq ft gross floor area)	Monument retail sales
Outdoor entertainment	Off-site accessory parking
Pawn shop services	Outdoor sports and recreation
Plant nursery	Personal services
Theater	Service station
Community recreation (private)	Communication service facilities
Congregate living	Community recreation (public)
Local utility services	Guidance services
Urban farm	Residential treatment

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 \_\_\_\_\_, 2008

### **PASSED AND APPROVED**

\_\_\_\_\_, 2008      § \_\_\_\_\_  
§ \_\_\_\_\_  
§ \_\_\_\_\_

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A Gentry  
City Clerk