

ORDINANCE NO. 20080724-116

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6805 MANCHACA ROAD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No C14-2008-0108, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 21, Matthews Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 5, Page 83, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6805 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

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

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

B The following uses are conditional uses of the Property

Community recreation (private)	Community recreation (public)
Hospital services (limited)	

C The following uses are prohibited uses of the Property

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)

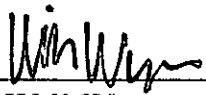
Bail bond services
Business support services
Communication services
Exterminating services
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Restaurant (general)

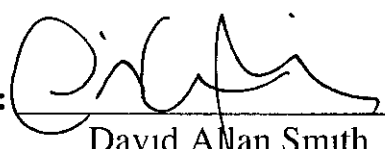
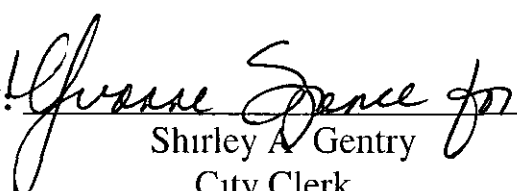
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility
Food preparation
Hospital services (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Research services
Theater

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 August 4, 2008

PASSED AND APPROVED

_____, July 24, 2008 §
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 § _____ 
 Will Wynn
 Mayor

APPROVED:  _____ **ATTEST:**  _____
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

