

ORDINANCE NO. 20090212-054

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11506 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM GENERAL OFFICE (GO) 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 general office (GO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2008-0229, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 10-12, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11506 North IH-35 Service Road Southbound, 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. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Bail bond services
Commercial off-street parking
Community recreation (public)
Consumer convenience services
Funeral services
Guidance services
Outdoor sports and recreation
Residential treatment

Automotive rentals
Automotive washing (of any type)
Commercial blood plasma center
Community recreation (private)
Congregate living
Food sales
General retail sales (general)
Indoor entertainment
Pawn shop services
Service station

B. Drive-in service use is prohibited as an accessory use to commercial uses.

C. 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.

D. The maximum height of a building or structure is 35 feet from ground level.

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 February 23, 2009.

PASSED AND APPROVED

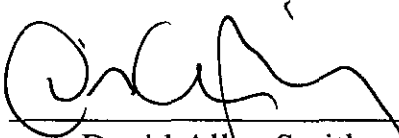
February 12, 2009

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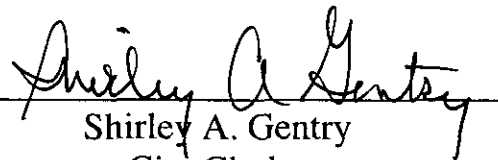
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness