

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5501-5617 LA CROSSE AVENUE FROM**  
3 **COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-**  
4 **MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED**  
5 **USE-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-conditional overlay (GR-  
11 MU-CO) combining district to community commercial-mixed use-conditional overlay  
12 (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2010-  
13 0205, on file at the Planning and Development Review Department, as follows:

14  
15 Lots 1 and 2, Block Y, Circle C Ranch, Phase B, Section Nineteen Subdivision, a  
16 subdivision in the City of Austin, Travis County according to the map or plat of  
17 record in Book 98, Pages 371-373 of the Plat records of Travis County, Texas (the  
18 "Property"),

19  
20 locally known as 5501-5617 La Crosse Avenue, in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "A".

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

- 25  
26 A. Vehicular access from the Property to Dahlgreen Avenue is prohibited. All vehicular  
27 access to the Property shall be from other adjacent public streets or through other  
28 adjacent property.  
29  
30 B. The following conditions apply to Lot 1:  
31  
32 1. A building or structure may not be constructed within 25 feet of La Crosse  
33 Avenue.  
34  
35 2. A building or structure occupied by a commercial use may not be constructed  
36 within 50 feet of La Crosse Avenue.  
37

3. Improvements permitted within these buffer zones are limited to nature trails, landscaping, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, access to La Crosse Avenue, surface parking facilities unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
4. The maximum height of a building or structure is 40 feet from ground level.

C. The following conditions apply to Lot 2:

1. A building or structure may not be constructed within 75 feet of La Crosse Avenue.
2. A building or structure may not be constructed within 50 feet of Dahlgreen Avenue.
3. Improvements permitted within these buffer zones are limited to nature trails, landscaping, access to La Crosse Avenue, picnic tables, benches, solid fences, small trash receptacles, i.e. 55 gallons or less, a surface parking facility unless otherwise provided in this section, detention and water quality re-irrigation facilities, utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
4. Parking on Lot 2 shall be located at the rear or south of a building.
5. Not more than 20 percent of the required parking, including handicap parking, may be located within a street yard.
6. The maximum height for a building or structure is 35 feet from ground level.

D. The following uses of the property are prohibited uses on Lot 2:

Group residential  
Automotive sales  
Automotive washing (of any type)  
Commercial off-street parking  
Consumer repair services  
Exterminating services  
Food sales

Multifamily residential  
Automotive rentals  
Automotive repair services  
Consumer convenience services  
Drop-off recycling collection facility  
Financial services  
Funeral services

General retail sales (convenience)  
Hotel-motel  
Indoor sports and recreation  
Outdoor sports and recreation  
Personal improvement services  
Plant nursery  
Restaurant (general)  
Theater  
Residential treatment  
Transportation terminal

General retail sales (general)  
Indoor entertainment  
Outdoor entertainment  
Pawn shop services  
Pet services  
Research services  
Service station  
Custom manufacturing  
Transitional housing  
College and university facilities

E. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Lot 2:

Bed & breakfast residential (groups 1&2)  
Business or trade school  
Communications services  
Personal services  
Restaurant (limited)  
Club or lodge  
Community recreation (private)  
Counseling services  
Day care services (commercial)  
Day care services (limited)  
Group home Class I (limited)  
Hospital services (limited)  
Private primary educational facilities  
Public primary educational facilities  
Religious assembly  
Telecommunication tower  
Medical offices (exceeding 5000 sf)

Art workshop  
Business support services  
Off-site accessory parking  
Guidance services  
Special use historic  
Communication service facilities  
Community recreation (public)  
Cultural services  
Day care services (general)  
Group home Class I (general)  
Hospital services (general)  
Local utility services  
Private secondary education facilities  
Public secondary education facilities  
Safety services  
Urban farm

F. A drive-in service use as an accessory use for a restaurant use is a prohibited use on Lots 1 and 2.

G. The following uses are prohibited uses for a single occupant of any lease space over 36,750 square feet on Lot 1:

Bed & breakfast residential (groups 1&2)  
Business or trade school

Art workshop  
Business support services

1 Commercial off-street parking  
2 Consumer convenience services  
3 Financial services  
4 Funeral services  
5 General retail sales (general)  
6 Indoor entertainment  
7 Off-site accessory parking  
8 Outdoor sports and recreation  
9 Personal services  
10 Pet services  
11 Restaurant (general)  
12 Special use historic  
13 Custom manufacturing  
14 Community recreation (private)  
15 Counseling services  
16 Day care services (commercial)  
17 Day care services (limited)  
18 Group home Class I (limited)  
19 Hospital services (limited)  
20 Private primary educational facilities  
21 Public primary educational facilities  
22 Club or lodge  
23 Safety services  
24 Urban farm

Communications services  
Exterminating services  
Food sales  
General retail sales (convenience)  
Hotel-motel  
Indoor sports and recreation  
Outdoor entertainment  
Plant nursery  
Personal improvement services  
Theater  
Restaurant (limited)  
Hospital services (general)  
Communication service facilities  
Community recreation (public)  
Cultural services  
Day care services (general)  
Group home Class I (general)  
Guidance services  
Local utility services  
Private secondary education facilities  
Public secondary education facilities  
Religious assembly  
Telecommunication tower  
Medical offices (exceeding 5000 sf)

26 H. A college and university facilities use is a prohibited use for a single occupant of any  
27 lease space over 74,000 square feet on Lot 1.

29 I. The following uses of the property are prohibited uses on Lot 1:

31 Group residential  
32 Automotive sales  
33 Automotive washing (of any type)  
34 Service station  
35 Drop-off recycling collection facility  
36 Transportation terminal

Multifamily residential  
Automotive rentals  
Automotive repair services  
Pawn shop services  
Transitional housing  
Residential treatment

1 Except as otherwise specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the community  
3 commercial (GR) base district, the mixed use combining district, and other applicable  
4 requirements of the City Code.

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6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

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8  
9 **PASSED AND APPROVED**

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12  
13 \_\_\_\_\_, 2011

§  
§  
§

\_\_\_\_\_  
Lee Leffingwell  
Mayor

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17  
18 **APPROVED:** \_\_\_\_\_

Karen M. Kennard  
Acting City Attorney

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

Shirley A. Gentry  
City Clerk



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1"= 400'

## ZONING

*Exhibit A*

ZONING CASE#: C14-2010-0205

LOCATION: 5501-5617 LA CROSSE AVE

SUBJECT AREA: 33.790 ACRES

GRID: B15-16

MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.