

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 3635 NORTH HILLS DRIVE FROM  
3 NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY  
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from neighborhood commercial (LR) district to community  
10 commercial-conditional overlay (GR-CO) combining district on the property described in  
11 Zoning Case No. C14-2011-0061, on file at the Planning and Development Review  
12 Department, as follows:  
13

14 Lot 1, Block C, Northwest Hills Section 9A Subdivision, a subdivision in the City  
15 of Austin, Travis County, Texas, according to the map or plat of record in Plat  
16 Book 37, Page 8, of the Plat Records of Travis County, Texas (the "Property"),  
17

18 locally known as 3635 North Hills Drive, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "A".  
20

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

- 24 A. A site plan or building permit for the Property may not be approved, released,  
25 or issued, if the completed development or uses of the Property, considered  
26 cumulatively with all existing or previously authorized development and uses,  
27 generate traffic that exceeds 2,000 trips per day.  
28  
29 B. The maximum height of a building or structure on the Property is 40 feet from  
30 ground level.  
31  
32 C. The maximum height of a building or structure on the Property is three stories.  
33  
34 D. The following uses are prohibited uses of the Property:  
35  
36 Automotive sales Exterminating services  
37 Pawn shop services  
38

Except as otherwise 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 \_\_\_\_\_, 2011.

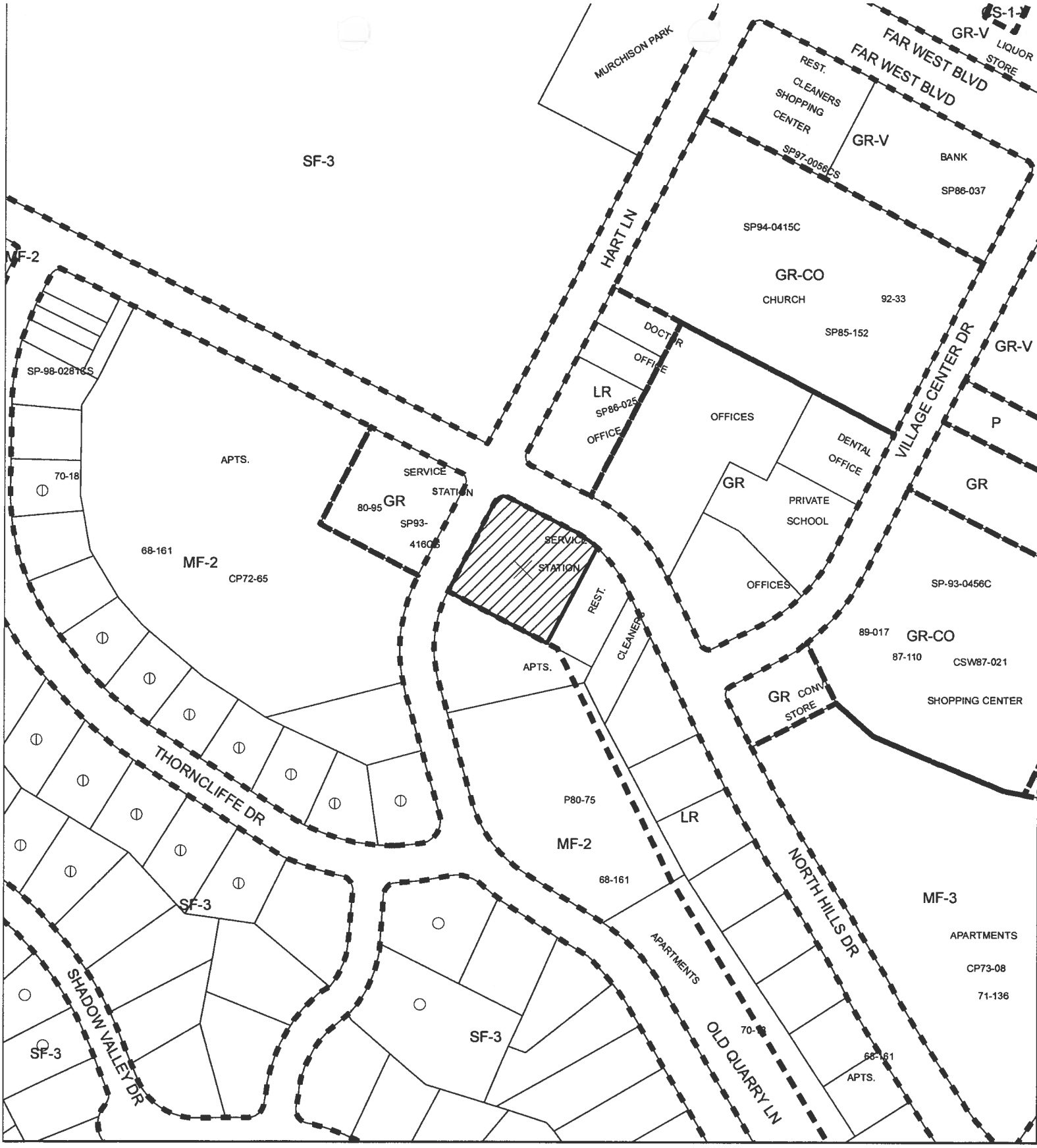
**PASSED AND APPROVED**

\_\_\_\_\_, 2011





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Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Shirley A. Gentry  
 City Attorney City Clerk



# **ZONING**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2011-0061  
 LOCATION: 3635 NORTH HILLS DR  
 SUBJECT AREA: 0.682 AC.  
 GRID: H29  
 MANAGER: C. PATTERSON



1" = 200'

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.