Late Backup ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3447 NORTHLAND DRIVE 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. C14-2013-0034, on file at the Rlanning and Development Review Department, as follows:

Lot 1, McCarty Triangle Resubdivision of Lots 6-8 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 54, Page 47 of the Rlat Records of Travis County, Texas (the "Property"),

locally known as 3447 Northland Drive 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 maximum height, as defined by City Code, of a building or structure on the property may not exceed 28 feet.
- B. Drive-in service use is prohibited as an accessory use to commercial uses.
- C. The following uses are prohibited uses of the Property:

Automotive repair services Automotive sales Bail bond services Business support services Communications services

Exterminating services

Automotive rentals

Automotive washing (of any type)

Business or trade school

Commercial off-street parking

Drop-off recycling collection facility

Food preparation

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Funeral services General retail sales (general) Hotel-motel Indoor entertainment Indoor sports and recreation Medical offices - exceeding 5.000 sq. ft of gross floor area Monument retail sales Outdoor entertainment Pawn shop services Outdoor sports and recreation Research services Theater: Hospital services (general) 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 _____ , 2013. PASSED AND APPROVED , 2013 Lee Leffingwell Mayor APPROVED: ATTEST: Karen M. Kennard Jannette S. Goodall City Attorney City Clerk

Draft 6/3/2013

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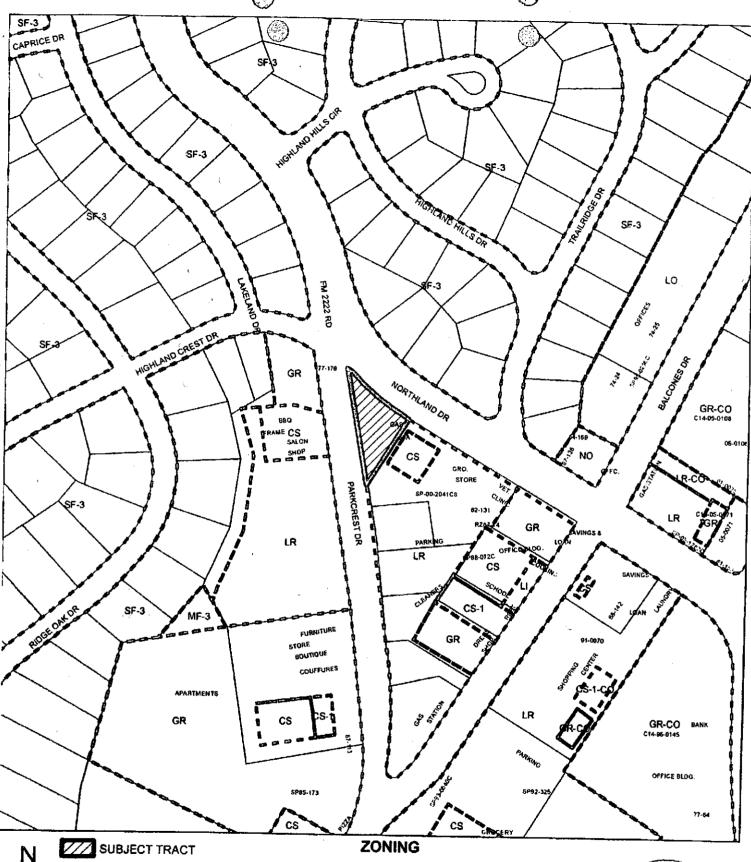
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PENDING CASE
ZONING BOUNDARY

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ZONING CASE#: C14-2013-0034

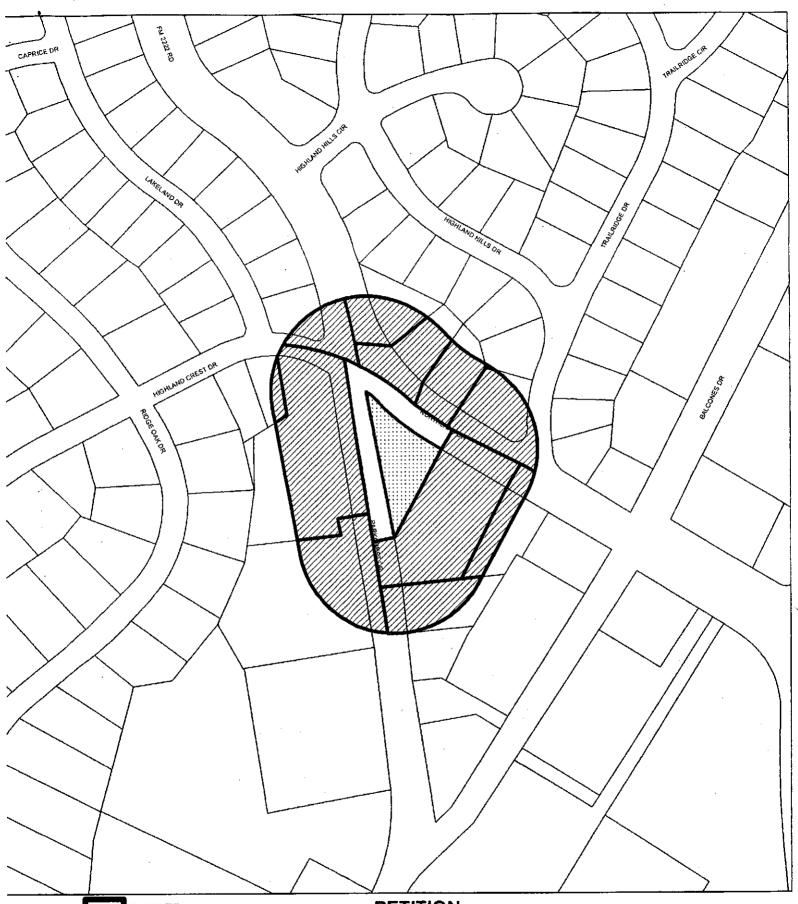
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
		5704 HIGHLAND				
1	0132031007	HILL DR 78731	KERSHAW RICHARD M	yes	58.22	0.02%
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			GUCKERT DENISE			
2	0132031008	HILL DR 78731	ANNETTE	yes	22230.87	8.28%
		5608	PARKCREST CENTER	-		
2	0132030204	PARKCREST DR 78731	LTD	no	57092.47	0.00%
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		5607 HIGHLAND				
_		CREST DR	ZELUFF LAURIS		0700.00	0.009/
5.	0132030212	78731 3407	FAMILY TRUST	no	2723.00	0.00%
		NORTHLAND	MCCARTY TRIANGLE L	-		
6	0132031213		LP	no	10098.03	0.00%
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		NORTHLAND	NORRIS ANTHONY P &			
7	0132031011	DR 78731	CASEY L SHORTES	yes	12468.94	4.64%
		5511				
_		PARKCREST	5511 PARKCREST LLC		45000.00	0.000
8	0132031214	DR 78731	ATTN: STEVE HALL MCGEE WILLIAM	no	15902.20	0.00%
		3410 NORTHLAND	SEARS & MARY BET			
a	0132031010	DR 78731	MARY BETH	no	17028.43	0.00%
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		NORTHLAND	•			
` 10	0132031009	DR 78731	COOLEY TRAVIS	no	13797.09	0.00%
		3415				
		NORTHLAND	ROSS CONLEY		F0070 00	0.000/
11	0132031212	DR 78731	PARTNERSHIP WEST JOHN	no	52676.23	0.00%
			RANDOLPH &			
		3500 LAKELAND	ELIZABETH ANNE			
12	0132030301		BERTIN	no	11592.76	0.00%
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24	0.00%
	Total %
	12.94%





BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2013-0034

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Date:

File Number: C14-2013-0034

Address of Rezoning Request: 3447 Northland Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LR.

Signature	Printed Name	Address
Dukert	Denise Guckert	5700 Highland Hills Drive
The his Warm	Phyllis Warner	5701 Trailridge Dr.
DC.W.	Dais Warner	STOI TRIVIDGE Dr.
Mary Hemrawa	May Houraing	5710 Highland Hills Dr.
May Nymeno	MAKY HEMENWAY	5716 HIGHLAND HILLS Da
Karen Thilly	- Karen Phillips	5706 Highland Hels Pr.
Conf.	Casey Shoretes	3500 Ad-tilland Dr
MILL	ANTHONY Noris	3500 Northland Dr
bologan	AshoLall	5711 High land Hills Pr. Austin Ix 78731.
Yerma Wolfman	Veronica Wortma	n 5716 Highland Hills Dr. 78731
The others	John Wol Hown	5716 Highland Wills Dr. 75731
Matilit	MATTHEW GRANT	5714 HIGHLAND HILLS DR 78731
Kano Roth	Kare Roth	5711 Trailricko Dv. 1870/
Charles Roth	Charles Roth	57/1 Trailridge Dr. 7873/
Kate Burre	Kale Baigne	5707 Highland Hills Dr. 7873
DALK BAILDIE	1 myss	5707 HIGHLAND HILLS DL. 78731
Yolis Carnelel	VER CARMICHE	570) TRAIL RIDGE DE 1873
Pa	Justin Goold	5705 Trailrigh & 78731
Hospie Broken	ZOANNES. BROKAW	516 TRAILAIDEE 78131
Frank Curinha	I Frank Cornichael	5707 Trailridge Dr. 7873/
Carol A. Parl	Corol A Carl	5908 Highland Hills Dr 15131
RW F	Paul FURKS	SEUSITIGITE MAD / HIB TERANCE
ara Bink	Joane Burks	1 - 4) (+ 1) (
Ch	Carly Mchilling	5907 Highland Hills Dr 7873
WESM Keisle		5704 Highland Hills Dr. 78731
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Date: 6-13-13 Contact Name: Thyllis Warn Phone Number: 512-451-43 87

Date:

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Signature	Printed Name	Address
Eugene Crook	EUGEN E CROOK	5703 Highland Hills Dr.
Louise Crook	Louise CROOK	5703 Highland Hills Dr
DiAnne Kan	DiAnne Kline	5703 TRAILEIDE DRIVE
Sman youll	Sarah Hull	5805 Trailridge Circle
Schenbrok	Gretehen Crook	5404 Highland Crest Dr
Ron Martin	Ross Martin	5806 Trailridge Circle
Jailman	Joe Evans	5867 CHE PINC CIT
Joyce Evan	Joyce Eyans	5807 Irailvidge Circle
Bachen Kilade	KATHERINE ROUNES	
Ruth & Roy Pa	inton, Ruth + Row	Parton 5901 Overlook R
Koher Barba Barta	Robert BANTA	5810 TRAIL PIDGE CIR.
une Black	JUNE BLOCH	5702 Trailridge Dr.
A per son	RYLN MEYER	5705 HIGHLAPA HLLS DR
Haleymeyer	BON HOLEY MEYER	5705 HIGHLAND HUS DR
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Date: 6-13-13 Contact Name: Phyllis Warner Phone Number: 512-451-4387

Date:

File Number: C14-2013-0034

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> Signature	Printed Name	Address
Jones III	- ERvin MiGee	3410 Northland
MILLE	ERVIN MiGGE WHERINE Miles	Address 3410 North And
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Dete 6-13-13 Contact Phyllis Warner Phone 512-451-4387

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Signature	Printed Name	Address
Becky Oding	~ Cook Becky R (soke 5709 Highland Hills Cr.
har/24 Cock	CHARLES COOKE	5709 HOLLEUS MILES CR.
hum Brillin	Souszun Bouffin	5707 Highland Hills Civile
Sett Fork	Seth Fagelman	5704 Highland Hills lively
Lith Blackbocker	JEFF BLACKWELD	R 5805 HIGHAND HILLS DA
RIV	Bryn Christer	5801 Highland Pass
8 Jan Dolman	DAVID PALMER	5810 HIGHLAND HILLS DR
13/4	Rick Fiala	5903 Hope ALIKA
Lacham 1	17 - hard vale	5714 High To A Hill Dr.
	1 Dearning	5717 11001000 1100
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Date: 6-13-13 Contact Name: Phyllis Warner Phone Number: 512-451-4387

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Signature	Printed Name	Address	11:11
DWS au Stour	ru Susan St	anvier 5720 Appland	MIS
aleonce tol	16 GEOME H	DINIES 5720 Hohland	(H)
ha Eleman	1 TOP STEWR	of 5723 Highland Hills	s "d
Bushin Hallerd	Betwany Galobard	5803 Hanland Hills Dr	
Kath	Adria Word	9802 Highland Hills Ur	
7. Jonnan / so	NORMAN NE	W TON 5-8 og Kighland Her	200
Jan Wareley	history	5806 Heddend Hills DX	
Mianon	Figna SNOW	5801 Hilland Kass	
mandrean	Jason Sugarva	5313 Highland Hills Dr.	
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	<u>. </u>		

Date: 6-13-13 Contact Name: Phyllis Warren Phone Number: 512.451-1387

Date:

File Number: C14-2013-0034

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	Signature	Printed Name	Address
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	FFF WEEK	Jef Check .	8805 Pages Del Toro Coce
(Jackie Nicenber		3804 Pases Del Toro CU
	Tanula Canti	Pamela Contu	3800 PASED VELTOROW
	Carol Wood	Carol Wood	5907 Pasoo Del Toro
	My land	JORGE C. GARCIS	5907 Pasco del Toro
س	Gulakingston	JULIA KINGSTON	S912 PASED DEL TORD
		MeaghanMooney	Sto3 Paceodel Toro
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Date: 6-13-13 Contact Name: Phyllis Warner Phone Number: 512-451-4387