

#96

Late Backup

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3447 NORTHLAND 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. C14-2013-0034, on file at the Planning and Development Review
12 Department, as follows:
13

14 Lot 1, McCarty Triangle Resubdivision of Lots 6-8 Subdivision, a subdivision in
15 the City of Austin, Travis County, Texas, according to the map or plat of record in
16 Plat Book 54, Page 47 of the Plat Records of Travis County, Texas (the
17 "Property"),
18

19 locally known as 3447 Northland Drive in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "A".
21

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

25 A. The maximum height, as defined by City Code, of a building or structure on the
26 property may not exceed 28 feet.
27

28 B. Drive-in service use is prohibited as an accessory use to commercial uses.
29

30 C. The following uses are prohibited uses of the Property:
31

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

Funeral services
Hotel-motel
Indoor sports and recreation

Monument retail sales
Outdoor sports and recreation
Research services
Hospital services (general)

General retail sales (general)
Indoor entertainment
Medical offices – exceeding 5,000
sq. ft of gross floor area
Outdoor entertainment
Pawn shop services
Theater

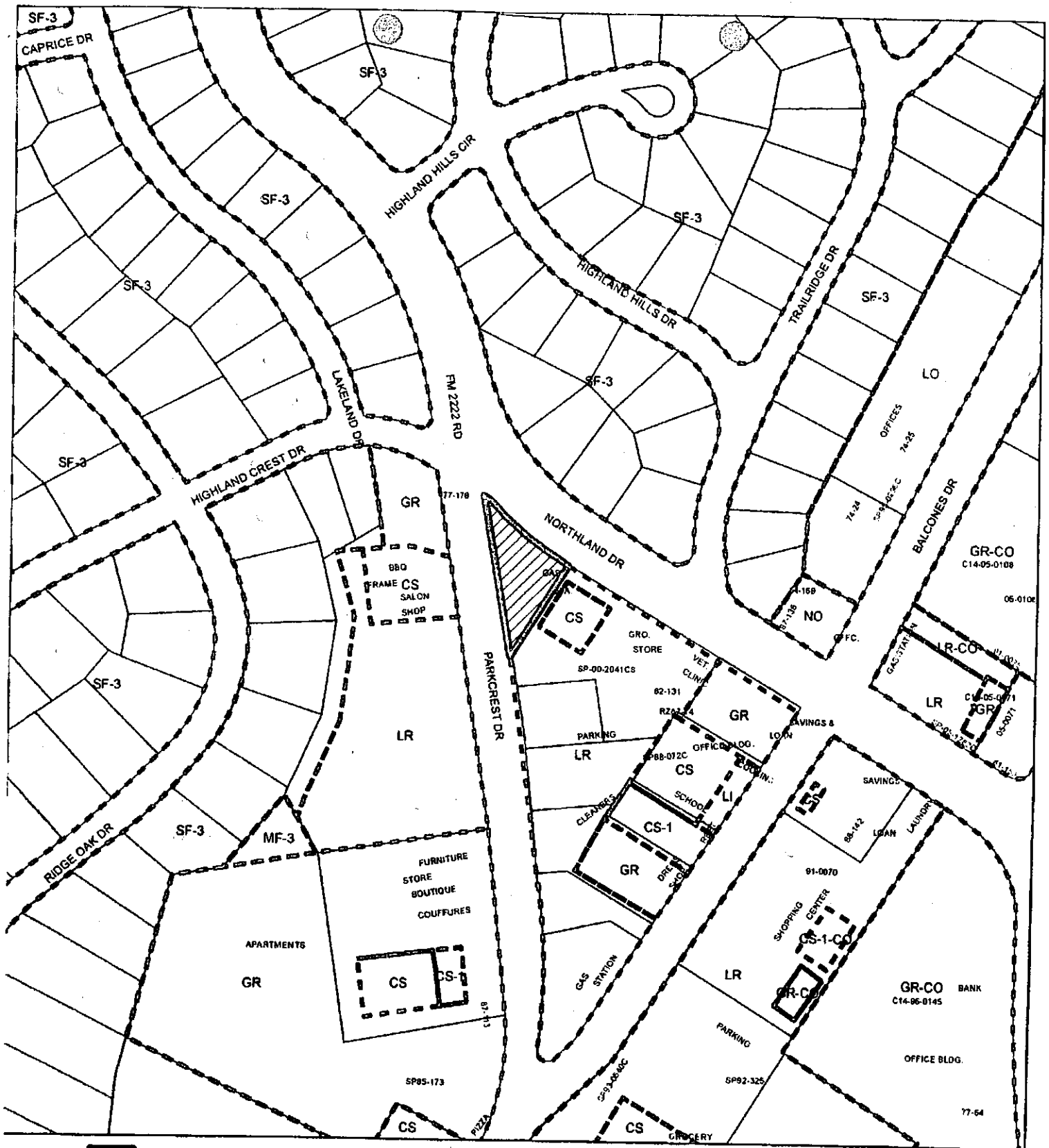
1
2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the community commercial (GR)
4 base district and other applicable requirements of the City Code.
5

6 **PART 3.** This ordinance takes effect on _____, 2013.
7

8
9 **PASSED AND APPROVED**

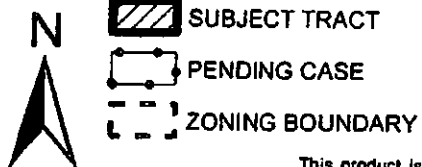
10
11 §
12 §
13 _____, 2013 § _____
14 Lee Leffingwell
15 Mayor
16

17
18 **APPROVED:** _____ **ATTEST:** _____
19 Karen M. Kennard Jannette S. Goodall
20 City Attorney City Clerk



ZONING

ZONING CASE#: C14-2013-0034



1" = 200'

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.

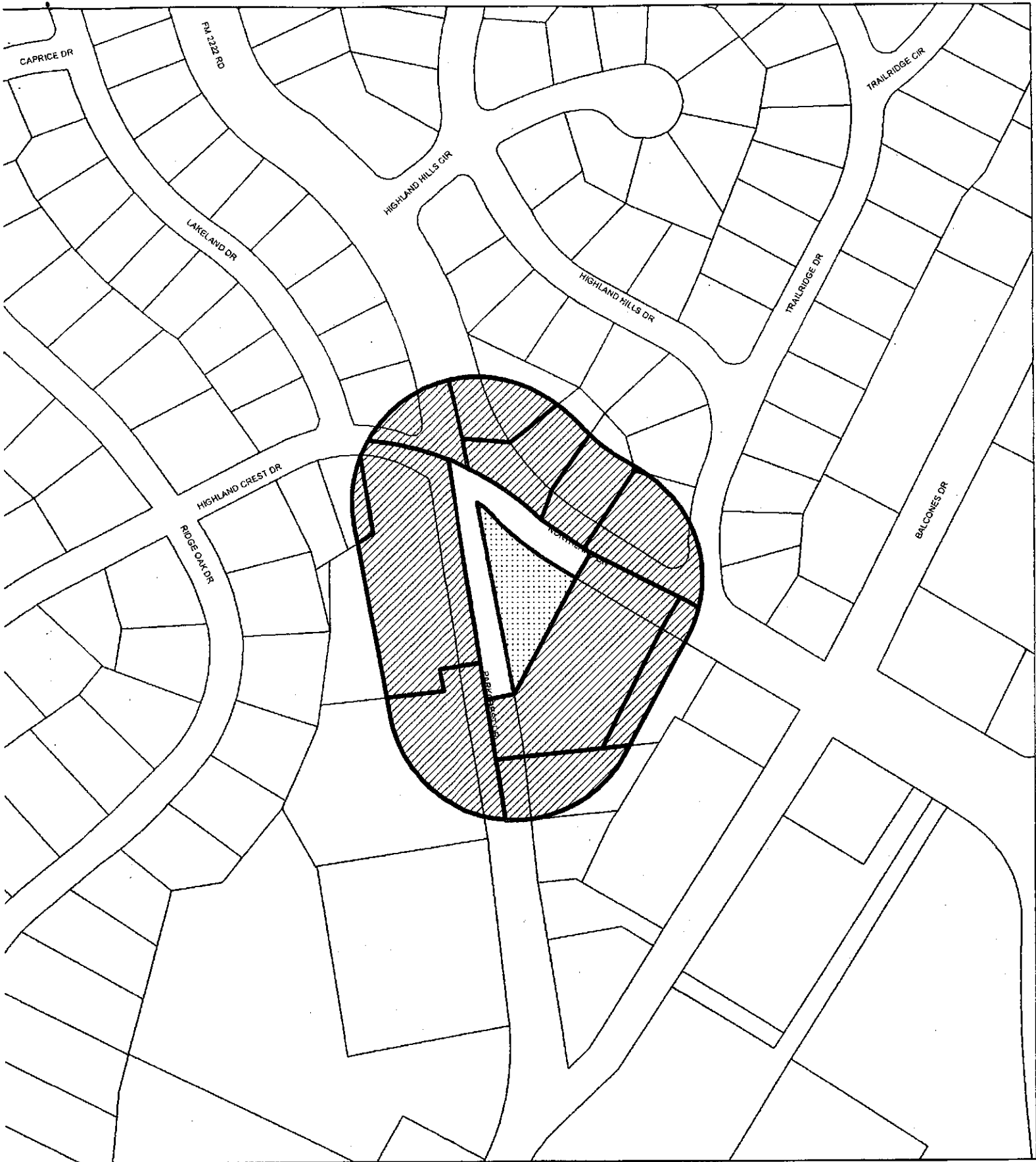
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.






Exhibit A

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0132031007	5704 HIGHLAND HILL DR 78731	KERSHAW RICHARD M	yes	58.22	0.02%
2	0132031008	5700 HIGHLAND HILL DR 78731	GUCKERT DENISE ANNETTE	yes	22230.87	8.28%
3	0132030204	5608 PARKCREST DR 78731	PARKCREST CENTER LTD	no	57092.47	0.00%
4	0132030210	5508 PARKCREST DR 78731	MF TRINITY MANAGEMENT LLC	no	28411.84	0.00%
5	0132030212	5607 HIGHLAND CREST DR 78731	ZELUFF LAURIS FAMILY TRUST	no	2723.00	0.00%
6	0132031213	3407 NORTHLAND DR 78731	MCCARTY TRIANGLE L P	no	10098.03	0.00%
7	0132031011	3500 NORTHLAND DR 78731	NORRIS ANTHONY P & CASEY L SHORTES	yes	12468.94	4.64%
8	0132031214	5511 PARKCREST DR 78731	5511 PARKCREST LLC ATTN: STEVE HALL	no	15902.20	0.00%
9	0132031010	3410 NORTHLAND DR 78731	MCGEE WILLIAM SEARS & MARY BET MARY BETH	no	17028.43	0.00%
10	0132031009	3408 NORTHLAND DR 78731	COOLEY TRAVIS	no	13797.09	0.00%
11	0132031212	3415 NORTHLAND DR 78731	ROSS CONLEY PARTNERSHIP WEST JOHN RANDOLPH & ELIZABETH ANNE BERTIN	no	52676.23	0.00%
12	0132030301	3500 LAKELAND DR 78731	ELIZABETH ANNE BERTIN	no	11592.76	0.00%
13						0.00%
14						0.00%
15						0.00%
16						0.00%
17						0.00%
18						0.00%
19						0.00%
20						0.00%
21						0.00%
22						0.00%
23						0.00%

Total %**12.94%**



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

CASE#: C14-2013-0034



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PETITION

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
	Denise Guckert	5700 Highland Hills Drive
	Phyllis Warner	5701 Trailridge Dr.
	David Warner	5701 Trailridge Dr.
	Mary Hemmaway	5710 Highland Hills Dr.
	MARY HEMMAYWAY	5710 HIGHLAND HILLS DR.
	Karen Phillips	5706 Highland Hills Dr.
	Casey Shortess	3500 Northland Dr
	Anthony Norris	3500 Northland Dr
	Asha Hall	5711 Highland Hills Dr, Austin TX 78731.
	Veronica Wohltman	5716 Highland Hills Dr. 78731
	John Wohltman	5716 Highland Hills Dr. 78731
	MATTHEW GRANT	5714 HIGHLAND HILLS DR 78731
	Kara Roth	5711 Trailridge Dr. 78731
	Charles Roth	5711 Trailridge Dr. 78731
	Kate Baigrie	5707 Highland Hills Dr. 78731
	Dale Baigrie	5707 HIGHLAND HILLS DR. 78731
	VICKI CARMICHAEL	5707 TRAIL RIDGE DR 78731
	Justin Gould	5705 Trailridge Dr 78731
	ZOANNE S. BROKAW	5706 TRAILRIDGE 78731
	Frank Carmichael	5707 Trailridge Dr. 78731
	Carol A. Carl	5906 Highland Hills Dr 78731
	Paul Burks	5803 HIGHLAND HILLS TERRACE
	Jeane Burks	5803 Highland Hills Terrace
	Carly McWilliam	5907 Highland Hills Dr. 78731
	Richard M. Kershaw	5704 Highland Hills Dr. 78731

Date: 6-13-13 Contact Name: Phyllis Warner Phone Number: 512-451-4387

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[illegible]

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