

ORDINANCE NO. 20141106-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7930 THAXTON ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2014-0130, on file at the Planning and Development Review Department, as follows:

Lot 1, Block A, Thaxton/Panadero Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200700317 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 7930 Thaxton Road 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 site development standards apply to the Property:
 - 1. The maximum height, as defined by City Code, is 40 feet,
 - 2. The minimum street side yard setback is 15 feet,
 - 3. the maximum building coverage is 50 percent,
 - 4. the maximum impervious cover is 80 percent,
 - 5. the maximum floor-to area ratio is 0.5 to 1.

- B. A food sales use may not exceed 8,000 square feet of gross floor area.

- C. A loading facility is prohibited within 50 feet of the south property line.

D. Driveways are prohibited between the south property line and the rear of the building used for a commercial use.

E. The following uses are not permitted uses of the Property:

Automotive repair services
Automotive sales
Bail bond services
Business support services
Communication services
Drop-off recycling center
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Pet services
Research services
Theater

Automotive rentals
Automotive washing (of any type)
Building maintenance services
Commercial off-street parking
Counseling services
Exterminating services
Hospital services (limited)
Indoor entertainment
Off-site accessory parking
Pawn shop services
Printing and publishing
Residential treatment

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 November 17, 2014.

PASSED AND APPROVED

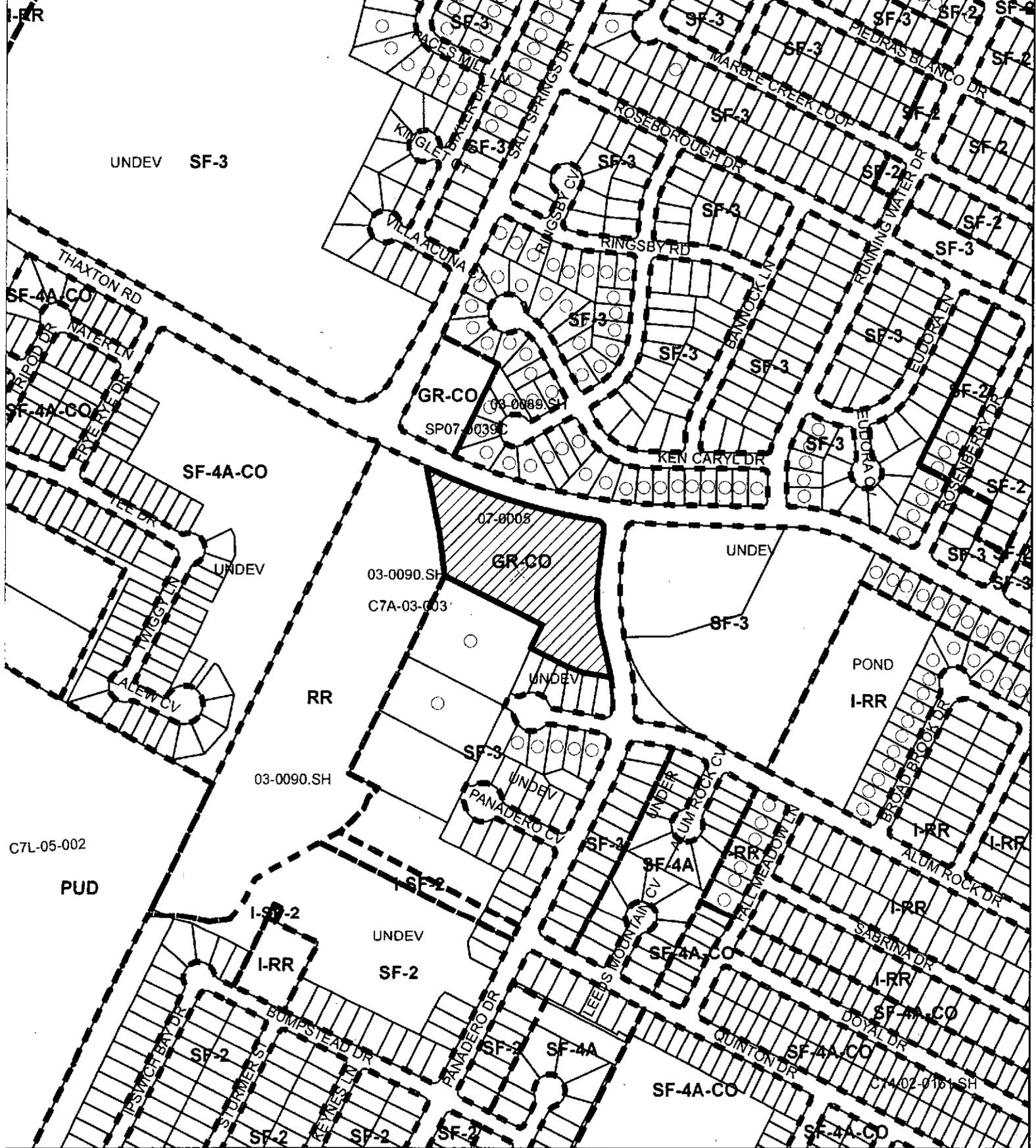
November 6, 2014

§
§
§

Lee Leffingwell
Lee Leffingwell
Mayor

APPROVED: *Karen M Kennard*
Karen M Kennard
City Attorney

ATTEST: *Jannette S Goodall*
Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0130



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.

1" = 400'

This product has been produced by CTM for the sole purpose of geograph by the City of Austin regarding specific accuracy or completeness.

Exhibit A