

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6707 EMERALD FOREST DRIVE IN THE GARRISON PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district and limited office-neighborhood plan (LO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0118, on file at the Planning and Zoning Department, as follows:

Lot 1, Anderson Professional Park subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 76, Pages 58 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6707 Emerald Forest Drive in the City of Austin, Travis County, Texas, 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Drive-in service use for the Property is prohibited as an accessory use to commercial services.
- C. The following uses are not permitted uses of the Property:

## Service station

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41 D. A 6-foot tall solid fence shall be provided along the north property line.  
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43 Except as specifically restricted under this ordinance, the Property may be developed and  
44 used in accordance with the regulations established for the neighborhood commercial (LR)  
45 district and other applicable requirements of the City Code.  
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47 **PART 3.** The Property is subject to Ordinance No. 20141106-088 that established the  
48 Garrison Park Neighborhood Plan.  
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50 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2015.  
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53 **PASSED AND APPROVED**  
54

55 §  
56 §  
57 \_\_\_\_\_, 2015 § \_\_\_\_\_  
58 Steve Adler  
59 Mayor  
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61  
62 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
63 Anne L. Morgan Jannette S. Goodall  
64 City Attorney City Clerk

