

ORDINANCE NO. 040902-Z-3

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1825 NATIONAL PARK BOULEVARD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0103, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 127, Block C, Parkside at Slaughter Creek, Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat in Document No. 200300099 of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 1825 National Park Boulevard, 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:

1. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Hotel-motel
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Service station	Congregate living
Residential treatment	

2. 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.

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 September 13, 2004.

PASSED AND APPROVED

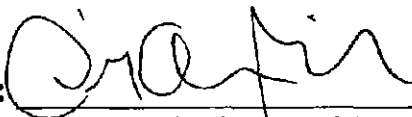
_____, September 2, 2004

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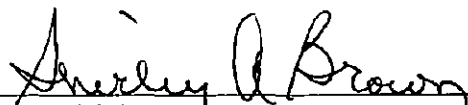
Will Wynn
Mayor

APPROVED:

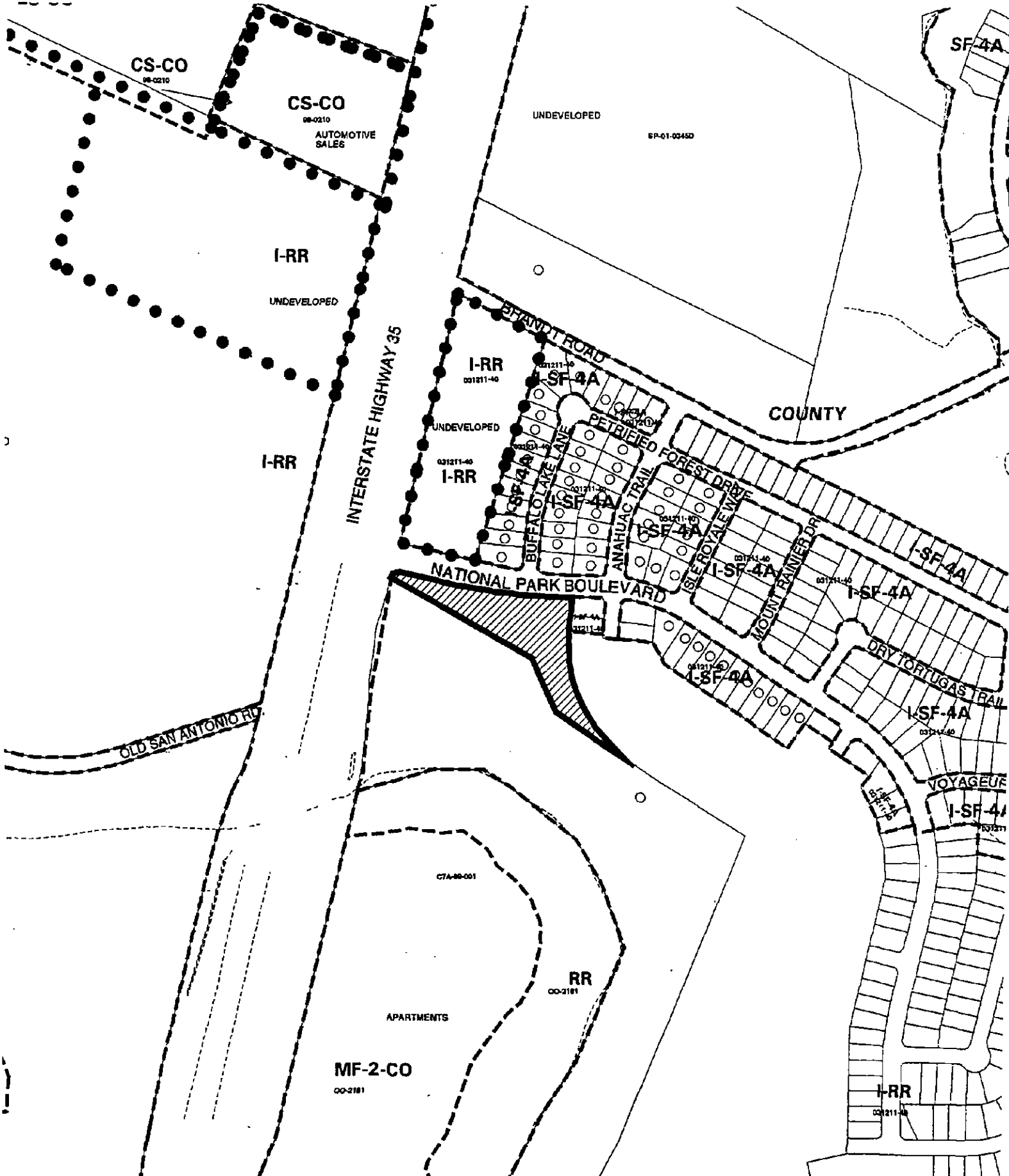



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT	CASE #: C14-04-0103 ADDRESS: 1825 NATIONAL PARK BLVD SUBJECT AREA (acres): 2.215	ZONING <i>EXHIBIT A</i> DATE: 04-08 INTLS: TRC	CITY GRID REFERENCE NUMBER G12
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W.WALSH			