

1-8-04  
Z-5

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 12301 IH-35 NORTH FROM GENERAL OFFICE**  
3 **(GO) DISTRICT AND LIMITED OFFICE (LO) 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 general office (GO) district and limited office (LO) district to  
10 community commercial-conditional overlay (GR-CO) combining district on the property  
11 described in Zoning Case No.C14-03-0151, on file at the Neighborhood Planning and  
12 Zoning Department, as follows:

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14 Tract One: A 11.017 acre tract of land, more or less, out of the J.A.G. Brooke  
15 Survey No. 79 and the Louis Fritz Survey No. 291, in Travis County, the tract of  
16 land being more particularly described by metes and bounds in Exhibit "A"  
17 incorporated into this ordinance, and

18  
19 Tract Two: A 0.984 acre tract of land, more or less, out of the J.A.G. Brooke  
20 Survey No. 79, in Travis County, the tract of land being more particularly  
21 described by metes and bounds in Exhibit "B" incorporated into this ordinance,  
22 (the "Property")

23  
24 locally known as 12301 IH-35 North, in the City of Austin, Travis County, Texas, and  
25 generally identified in the map attached as Exhibit "C".

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

- 29  
30 1. A site plan or building permit for the Property may not be approved, released, or  
31 issued if the completed development or uses of the Property, considered cumulatively  
32 with all existing or previously authorized development and uses, generate traffic that  
33 exceeds 2,000 trips per day.

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

Cultural services	Day care services (commercial)
Day care services (general)	Day care services (limited)
Guidance services	Hospital services (limited)
Local utility services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	College and university facilities
Communication service facilities	Community recreation (private)
Community recreation (public)	Congregate living
Residential treatment	Safety services
Art and craft studio (limited)	Business or trade school
Business support services	Communication services
Drop-off recycling collection facility	Exterminating services
Financial services	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Indoor entertainment
Indoor spots and recreation	Medical offices (not over 5,000 s.f.)
Medical offices (over 5000 s.f.)	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Professional office	Research services
Restaurant (limited)	Restaurant (general)
Service station	Software development
Theater	Hospital services (general)
Club or lodge	Outdoor entertainment
Plant nursery	Special use historic

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 \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, 2004

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W. Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST**

Shirley A. Brown  
City Clerk