

**ORDINANCE NO. 050217-44**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11920 NORTH IH-35, SOUTHBOUND SERVICE ROAD FROM LIMITED OFFICE (LO) 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 limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0174, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 104, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 11920 North IH-35, southbound service 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:

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

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Exterminating services  
Funeral services  
Hotel-motel  
Indoor sports and recreation

Automotive sales  
Business or trade school  
Consumer repair services  
Financial services  
General retail sales (general)  
Indoor entertainment  
Off-site accessory parking

Outdoor sports and recreation  
Service station  
Community recreation (private)  
Congregate living  
Hospital services (limited)  
Residential treatment  
Printing and publishing

Pawn shop services  
Theater  
Community recreation (public)  
Guidance services  
Private secondary educational facilities  
Bail bond services  
College and university facilities

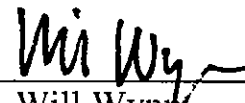
Except as specifically restricted under this ordinance, the Property may be developed in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on February 28, 2005.

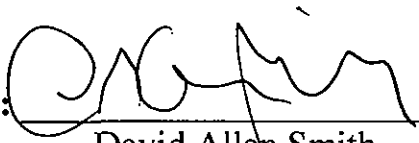
**PASSED AND APPROVED**

February 17, 2005

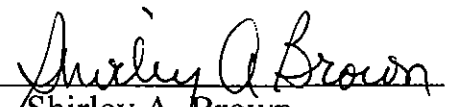
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Will Wynne  
Mayor

APPROVED:

  
David Allan Smith  
City Attorney

ATTEST:

  
Shirley A. Brown  
City Clerk

