

ORDINANCE NO. 20051020-Z007

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10933 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0044, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 7, Onion Creek Section 4D Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 83, Page 55c, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10933 South IH-35 Service Road northbound, 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 maximum building coverage is 5.22 percent.
3. The maximum height of a building or structure is 24 feet from ground level.
4. The maximum impervious cover is 70 percent.
5. The minimum building setback from the east property line is 80 feet.

6. A 50-foot wide vegetative buffer shall be provided and maintained along the east and south property lines adjacent to the existing single family residential area. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance

7. Drive-in service is prohibited as an accessory use to a commercial use.

8. The following uses are prohibited uses of the property:

Adult oriented businesses	Automotive rentals
Bail bond services	Club or lodge
Commercial off-street parking	Community recreation (private)
Community recreation (public)	Congregate living
Custom manufacturing	Drop-off recycling collection facility
Exterminating services	Funeral services
Hospital services (general)	Hospital services (limited)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Plant nursery	Private primary educational facilities
Private secondary educational facilities	Residential treatment
Restaurant (general)	Restaurant (limited)
Service station	Theater
Urban farm	

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 October 31, 2005.

PASSED AND APPROVED

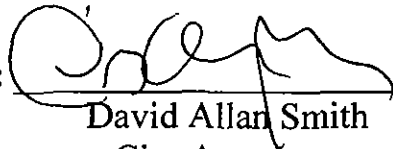
October 20, 2005

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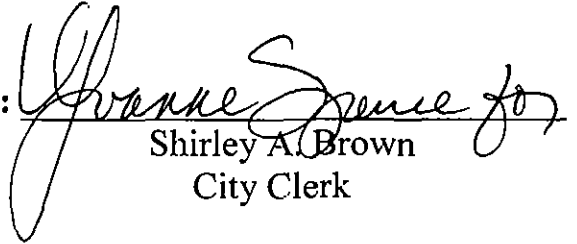
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



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