

ORDINANCE NO. 040325-49

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 901 WEST BRAKER LANE FROM GENERAL OFFICE (GO) 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 general office (GO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0182, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, Dairy Aire Subdivision No. 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Page 102, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 901 West Braker Lane, 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.
1. Drive-in service is prohibited as an accessory use to commercial uses.
2. The following uses are prohibited uses of the Property:

Automotive washing (of any type)
Drop-off recycling collection facility
Service station
Residential treatment

Commercial off-street parking
Exterminating services
Congregate living

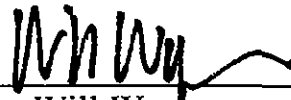
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 5, 2004.

PASSED AND APPROVED

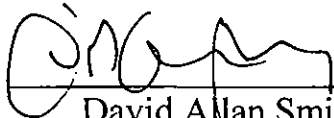
March 25, 2004

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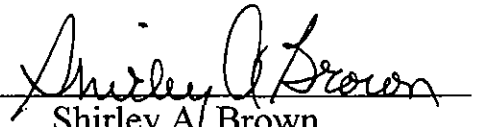
Will Wynn
Mayor

APPROVED:

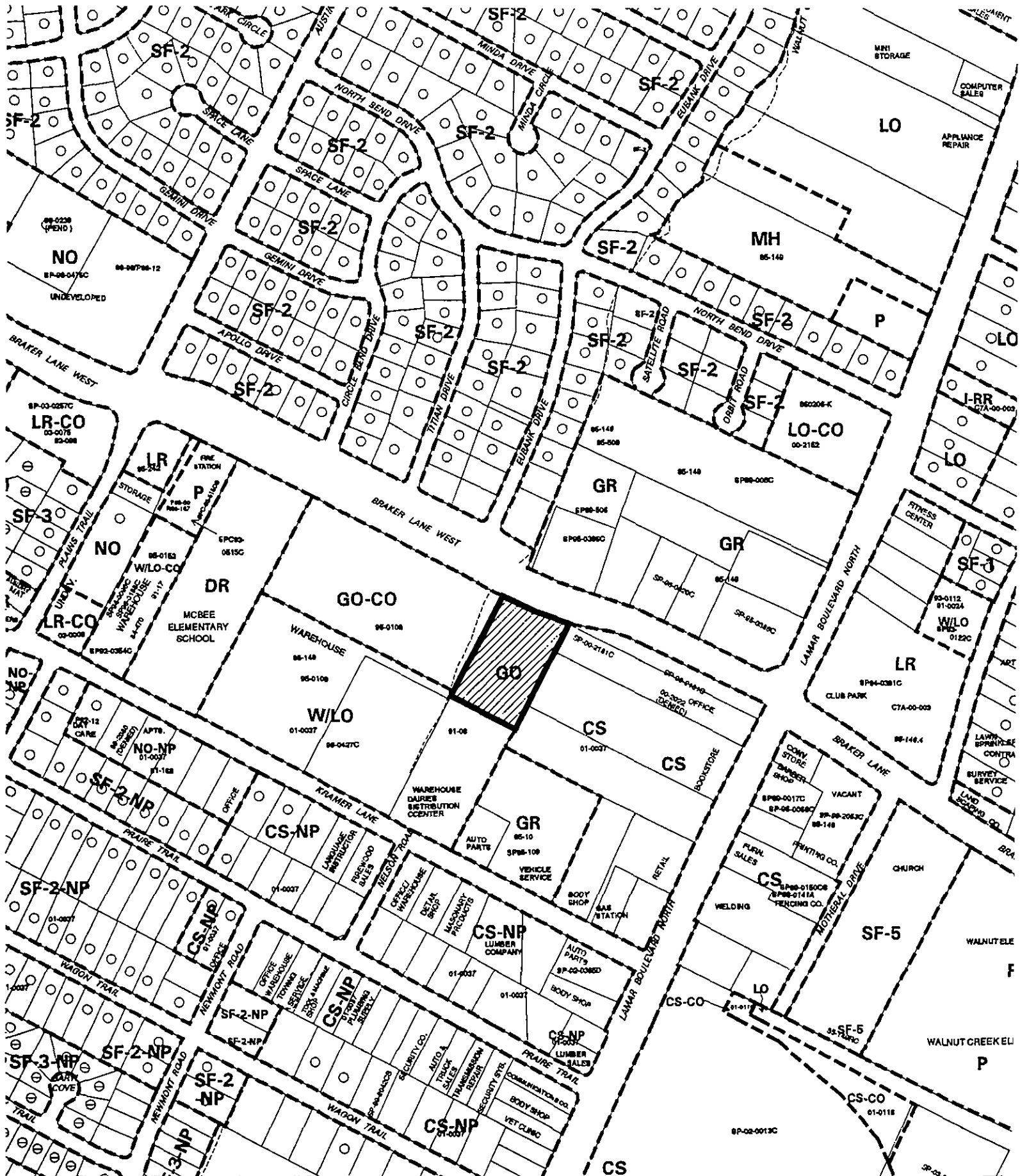


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER L32
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-03-0182	DATE: 04-02	
	CASE MGR: G. RHOADES	ADDRESS: 901 W BRAKER LANE	INTLS: SM	
SUBJECT AREA (acres): 2				