

ORDINANCE NO. 040415-48

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4525 GUADALUPE STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 commercial services (CS) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No.C14-03-0167, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 8, Block 1, Pipers Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 39, Page 46, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 4525 Guadalupe Street, 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. A building or structure constructed on the Property may not exceed a height of 50 feet from ground level.
3. A solid fence constructed in the front yard may not exceed four feet in height.
4. The parking requirement for a multifamily residential use that contains two or more bedrooms is one space per bedroom.

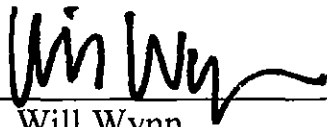
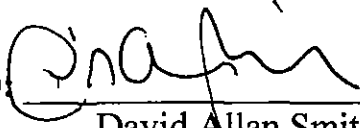
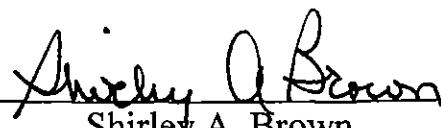
5. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel-motel	Off-site accessory parking
Outdoor sports and recreation	Pawn shop services
Pet services	Bed and breakfast residential (Group 1)
Bed and breakfast residential (Group 2)	Outdoor entertainment
Plant nursery	Custom manufacturing
Urban farm	Club or lodge
College and university facilities	Counseling services
Guidance services	Hospital services (general)
Group residential	





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 26, 2004.

PASSED AND APPROVED

<u>April 15</u> , 2004	§ § §  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 J26
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-03-0167	DATE: 03-12	
	CASE MGR: G. RHOADES	ADDRESS: 4525 GUADALUPE ST	INTLS: SM	
SUBJECT AREA (acres): 0.360				