

ORDINANCE NO. 040826-Z-6

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5811 BALCONES DRIVE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-04-0089, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Mopac-Balcones Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 92, Pages 208-209, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 5811 Balcones Drive, 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 site development regulations apply to the Property:
 - a) The maximum height of a building or structure is 40 feet from ground level.
 - b) The maximum impervious cover is 70 percent.
 - c) The floor-to-area ratio (FAR) is 1.0 to 1.0.

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

Agricultural sales and services	Campground
Construction sales and services	Drop-off recycling collection facility
Equipment repair services	Kennels
Monument retail sales	Vehicle storage
Bed and breakfast residential (Group 1)	Bed and breakfast residential (Group 2)
Commercial off-street parking	Communications services
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Off-site accessory parking	Outdoor entertainment
Pawn shop services	Research assembly services
Research services	Research testing services
Research warehousing	Restaurant (limited)
Hospital services (general)	Residential treatment
Exterminating services	Automotive rentals
Automotive washing (of any type)	Congregate living

4. Drive-in service is prohibited as an accessory use to commercial uses.


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

PART 3. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

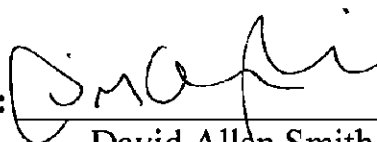
_____, August 26, 2004

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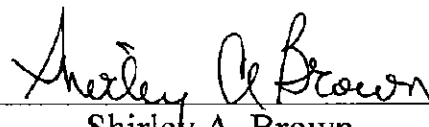
Will Wynn
Mayor

APPROVED:

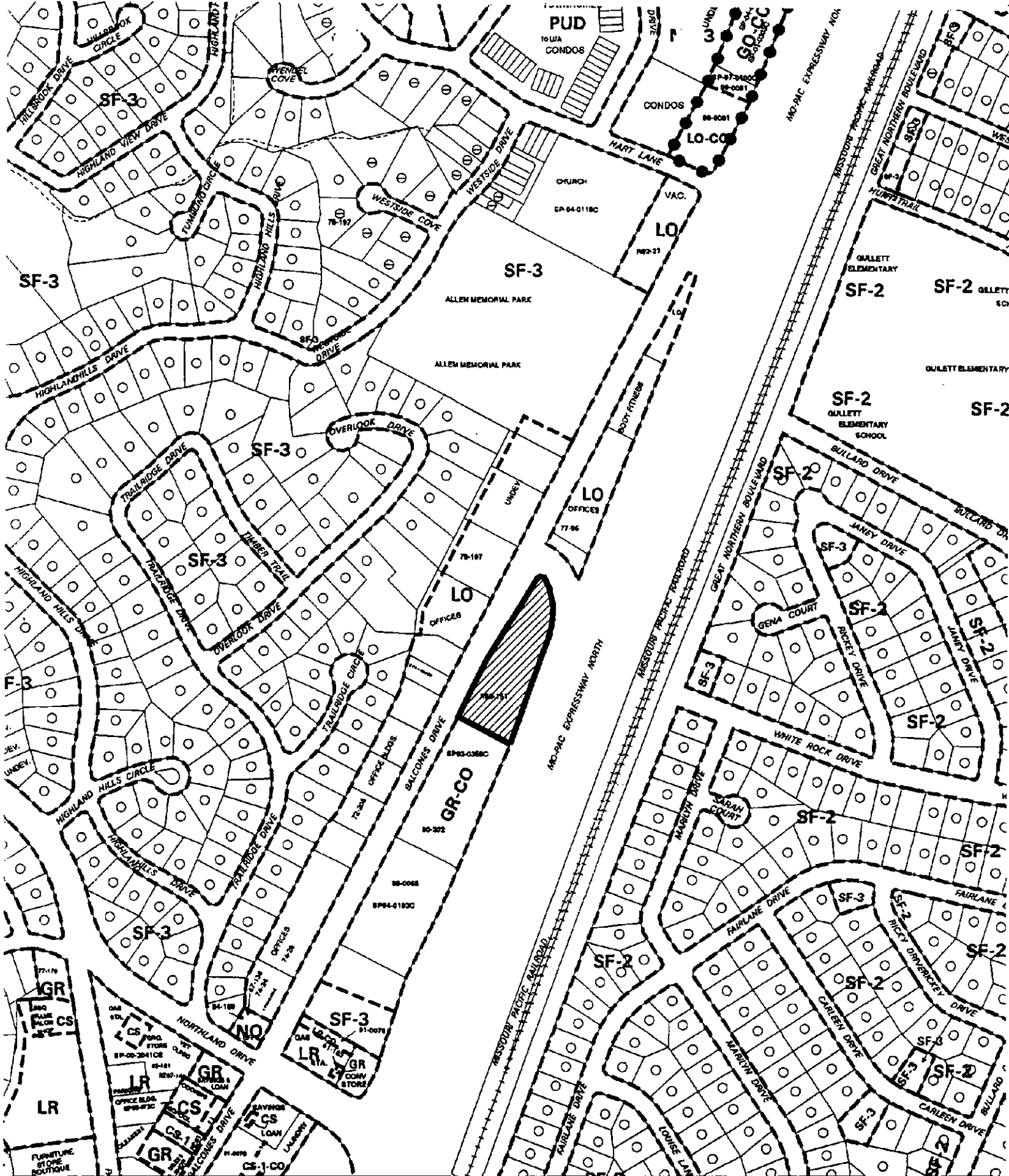


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER H28
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0089	DATE: 04-06	
	CASE MGR: G. RHOADES	ADDRESS: 5811 BALCONES DR	INTLS: SM	
SUBJECT AREA (acres): 1.755				