

ORDINANCE NO. 041104-Z-13

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10001 SOUTH IH-35 AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0104, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 19, Block A, Parkside at Slaughter Creek Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300099, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as 10001 South IH-35, 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:

The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Commercial off-street parking
Exterminating services
Off-site accessory parking
Outdoor sports and recreation
Service station
Residential treatment

Automotive repair services
Automotive washing (of any type)
Drop-off recycling collection facility
Hotel-motel
Outdoor entertainment
Pawn shop 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 November 15, 2004.

PASSED AND APPROVED

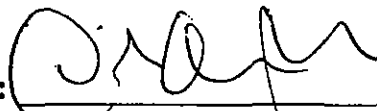
_____, November 4, 2004

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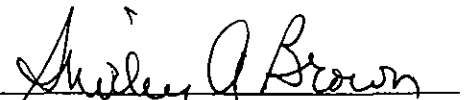
Will Wynn
Mayor

APPROVED:

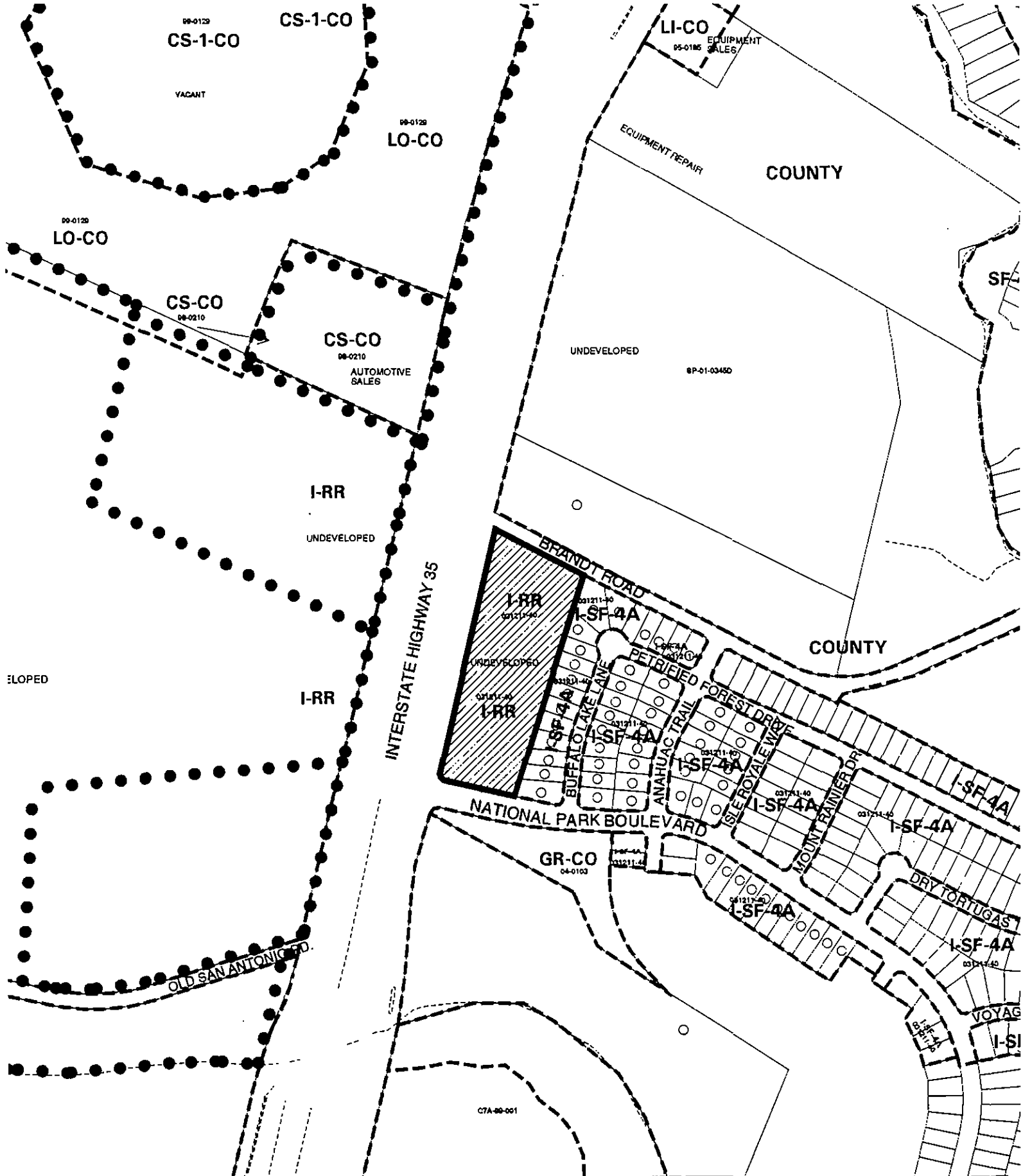



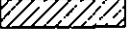

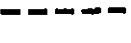
David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER G12,13
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0104	DATE: 04-10	
	CASE MGR: W.WALSH	ADDRESS: 10001 S. IH 35	INTLS: TRC	
		SUBJECT AREA (acres): 5.180		