

**ORDINANCE NO. 20060406-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6835 AUSTIN CENTER BOULEVARD FROM LIMITED OFFICE (LO) 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 limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0210, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Austin Center Phase One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 80, Page 271, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6835 Austin Center Boulevard, 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 3,500 trips per day.
2. The following uses of the Property are limited to an area not to exceed 2,500 square feet of gross floor area:

Personal improvement services  
Research services

Restaurant (limited)

3. The following uses of the Property are prohibited:

Administrative and business offices	Art gallery
Art workshop	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed and breakfast (Group 1)
Bed and breakfast (Group 2)	Business or trade school
Business support services	Club or lodge
College and university facilities	Commercial off-street parking
Communication service facilities	Communications services
Community events	Community recreation (private)
Community recreation (public)	Congregate living
Consumer repair services	Cultural services
Custom manufacturing	Day care services (commercial)
Day care services (general)	Drop-off recycling collection facility
Exterminating services	Family home
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Group home, Class I (general)	Group home, Class I (limited)
Group home, Class II	Hospital services (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal services
Pet services	Plant nursery
Printing and publishing	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Residential treatment
Restaurant (general)	Safety services
Service station	Software development
Special use historic	Telecommunication tower
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 April 17, 2006.

**PASSED AND APPROVED**

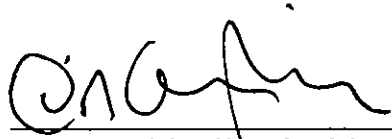
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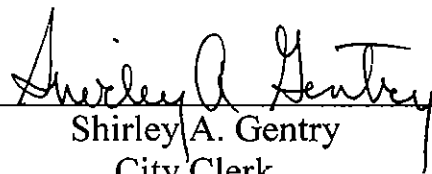
Will Wynn  
Mayor

**APPROVED:**

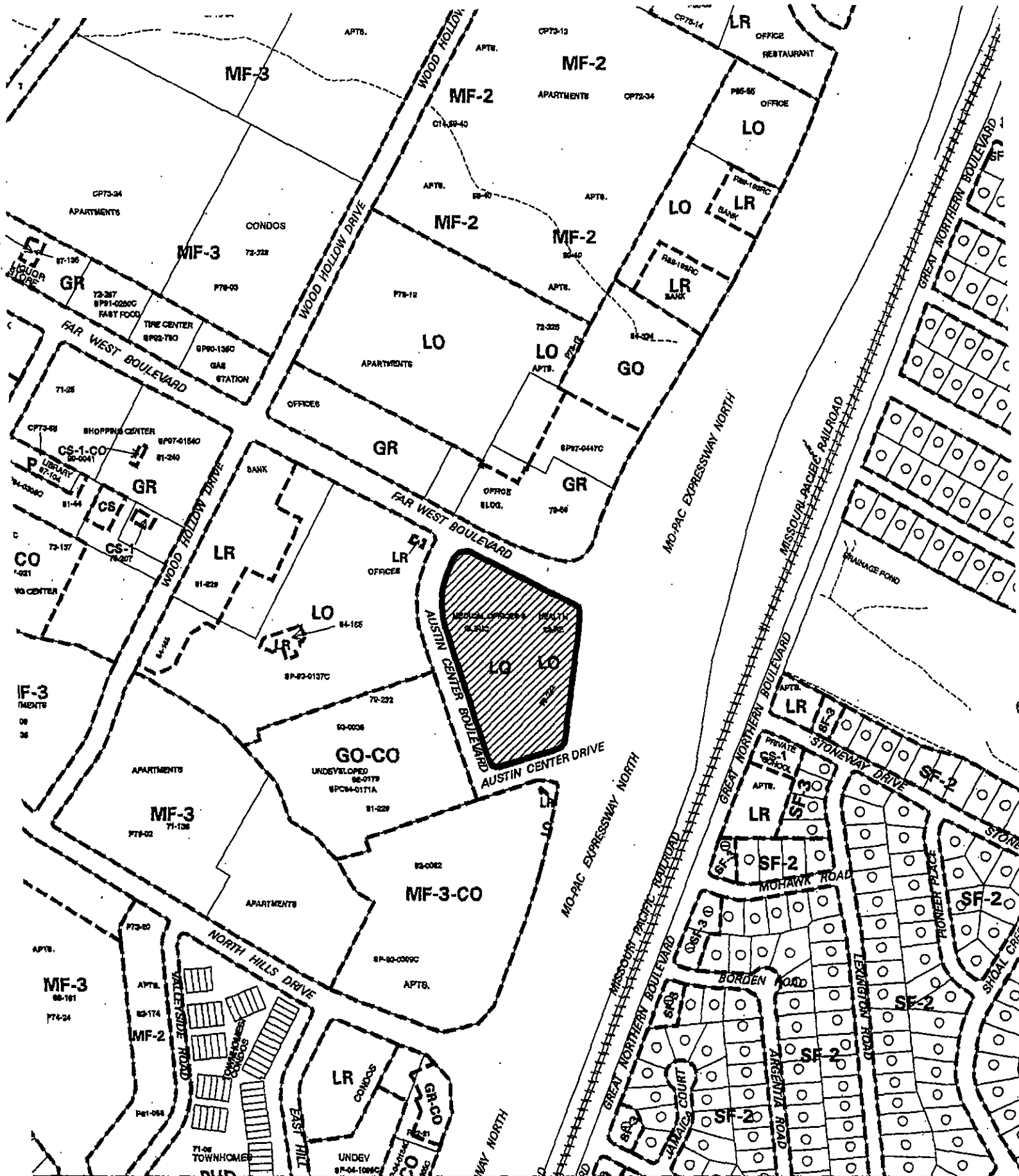


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



 = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER H29
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-05-0210	DATE: 05-12	
	CASE MGR: S. SIRWAITIS		ADDRESS: 8835 AUSTIN CENTER BLVD	INTLS: SM	
			SUBJECT AREA (acres): 5		