



Item #55ph

**Zone Hearings/App Ordinances/Restrictive Covenants
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA DATE: 4/6/2006

Subject: C14-05-0210 - TX Far West Rezoning - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6835 Austin Center Boulevard (Shoal Creek Watershed) from limited office (LO) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Kemp Management (Casey Beasley). Agent: Faulkner Engineering (Stephanie M. Stanford). City Staff: Jorge E. Rousselin, 974-2975.

Requesting Department: NPZD

For More Information:

ZONING REVIEW SHEET**CASE:** C14-05-0210**Z.A.P. DATE:** January 31, 2006
February 7, 2006
March 7, 2006**ADDRESS:** 6835 Austin Center Boulevard**OWNER:** Kemp Management (Casey Beasely)**AGENT:** C. Faulkner Engineering
(Stephanie M. Stanford)**REZONING FROM:** LO (Limited office) district**TO:** GR (Community commercial) district**AREA:** 5 Acres**SUMMARY ZONING AND PLATTING RECOMMENDATION:**

March 7, 2006

APPROVED STAFF'S RECOMMENDATION FOR GR-CO DISTRICT ZONING WITH A LIMITED VEHICLE TRIPS TO LESS THAN 3,500 VEHICLE TRIPS PER DAY; ADDED CONDITION TO LIMIT THE USES TO ONLY:

- ***MEDICAL OFFICE (EXCEEDING AND NOT EXCEEDING 5,000 SQ.FT.)***
- ***PROFESSIONAL OFFICE;***
- ***COUNSELING SERVICES;***
- ***DAY CARE SERVICES (LIMITED);***
- ***GUIDANCE SERVICES;***
- ***HOSPITAL SERVICES (LIMITED);***
- ***PERSONAL IMPROVEMENT SERVICES (LIMITED TO 2,500 SQ.FT.);***
- ***RESTAURANT (LIMITED; LIMITED TO 2,500 SQ.FT.)***
- ***RESEARCH SERVICES (LIMITED TO 2,500 SQ.FT.); BY CONSENT.***

[J.MARTINEZ, J.PINNELLI 2ND] (9-0)**Prohibited uses:**

- | | |
|---------------------------------------|--|
| ▪ Administrative and business offices | ▪ Community recreation (private) |
| ▪ Art gallery | ▪ Community recreation (public) |
| ▪ Art workshop | ▪ Congregate living |
| ▪ Automotive repair services | ▪ Consumer repair services |
| ▪ Automotive sales | ▪ Cultural services |
| ▪ Automotive washing (of any type) | ▪ Custom manufacturing |
| ▪ Bail bond services | ▪ Day care services (commercial) |
| ▪ Bed & breakfast (Group 1) | ▪ Day care services (general) |
| ▪ Bed & breakfast (Group 2) | ▪ Drop-off recycling collection facility |
| ▪ Business or trade school | ▪ Exterminating services |
| ▪ Business support services | ▪ Family home |
| ▪ Club or lodge | ▪ Financial services |
| ▪ College and university facilities | ▪ Food preparation |
| ▪ Commercial off-street parking | ▪ Food sales |
| ▪ Communication service facilities | ▪ Funeral services |
| ▪ Communications services | ▪ General retail sales (convenience) |
| ▪ Community events | ▪ 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
- Prohibited uses:
- 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

SUMMARY STAFF RECOMMENDATION:

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 3,500 vehicle trips per day.

DEPARTMENT COMMENTS:

The subject rezoning area is a 5 acre area including an existing medical office and clinic building housing the Austin Regional Clinic zoned LO. The applicant proposes to rezone the property to community commercial (GR) district to allow for increased impervious cover at approximately 84% and to meet required parking needs. A proposed expansion of the existing structure from a two-story, 43,600 square foot structure to a four-story, 90,000 square foot structure is proposed which will include a structure with 2 levels of parking and 2 levels of medical offices. The proposed parking garage is proposed to accommodate approximately 450 parking spaces. Access to the property is via an existing driveway entrance off Austin Center Boulevard.

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 3,500 vehicle trips per day. The recommendation is based on the following considerations:

- 1.) The proposed land use is compatible with existing commercial uses along Mo-Pac Expressway;
- 2.) Established commercial uses along Mo-Pac Expressway allow for a compatibility of commercial intensities and uses;
- 3.) The proposed rezoning is at the intersection of two major arterials, Far West Boulevard and Mo-Pac Expressway; and
- 4.) More intensive commercial uses are best situated near major arterials and expressway to facilitate access and circulation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Medical Offices and Clinic
<i>North</i>	GR	Office Building
<i>South</i>	MF-3-CO	Apartments
<i>East</i>	N/A	Mo-Pac Expressway
<i>West</i>	GO-CO / LO	Office Buildings

AREA STUDY: N/A**TIA:** N/A (See Transportation comments)**WATERSHED:** Shoal Creek and
North Edwards Aquifer Recharge Zone**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

53--Northwest Austin Civic Association

511--Austin Neighborhoods Council

742--Austin Independent School District

SCHOOLS:

Austin Independent School District

- Doss Elementary School
- Murchison Middle School
- Anderson High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-79-232	"A" Residence – 1 st H&A to "O" Office - 1 st H&A	08/05/80: Recommended granting to "O" Office - 1 st H&A subject to site plan review by Planning Commission. Restricted to office use only and to include landscape plans.	03/19/81: Approved "O", 1ST H&A; 3RD RDG.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0041	GR to CS-1	5/20/99: Approved staff recommendation of CS-1-CO W/COND. (7-0)	07/01/99: Approved PC recommendation of CS-1-CO W/COND. (6-0) Conditions: No AOB's.
C14-02-0179	GO-CO to GO-CO	12/17/02: ZAP: APVD STAFF REC OF GO-CO BY CONSENT (9-0). CO: ▪ Max height of 45';	02/13/03: APVD GO-CO (7-0); 2ND/3RD RDGS CO: ▪ Max height of 45'; ▪ 10' landscaping buffer along

		<ul style="list-style-type: none"> ▪ 10' landscaping buffer along SW; Prohibited uses: <ul style="list-style-type: none"> ▪ Art and craft studio (limited) ▪ Business or trade school ▪ Business support services ▪ Off-site accessory parking ▪ College and university facilities ▪ Communication service facility ▪ Guidance services ▪ Personal services 	SW; Prohibited uses: <ul style="list-style-type: none"> ▪ Art and craft studio (limited) ▪ Business or trade school ▪ Business support services ▪ Off-site accessory parking ▪ College and university facilities ▪ Communication service facility ▪ Guidance services ▪ Personal services
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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Name	ROW
Loop 1	Varies	Varies	Major Arterial	Yes	Loop 1	Varies
Austin Center Boulevard	80'	2 @ 22'	Collector	Yes	Austin Center Boulevard	80'

CITY COUNCIL DATE:

April 6, 2006

ACTION:**ORDINANCE READINGS:**1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us

CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: TX Far West Re-Zoning

LOCATION: 6835 Austin Center Boulevard

APPLICANT: Stephanie M. Stanford

TELEPHONE NO: 512-433-2513

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: X SITE PLAN: _____

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	5.000	43,600	LO	Medical Office			1568

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	5.000	90,000	GR	Medical Office			3465

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Far West Boulevard	No		
Austin Center Boulevard	Yes (Existing)		
Austin Center Drive	Yes, right in, right out		
Mo-Pac Boulevard (southbound access road)	No		

FOR OFFICE USE ONLY

- A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- ✓ — A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ✓ — The traffic impact analysis has been waived for the following reason: proposed development adds 1897 vpd.

- A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

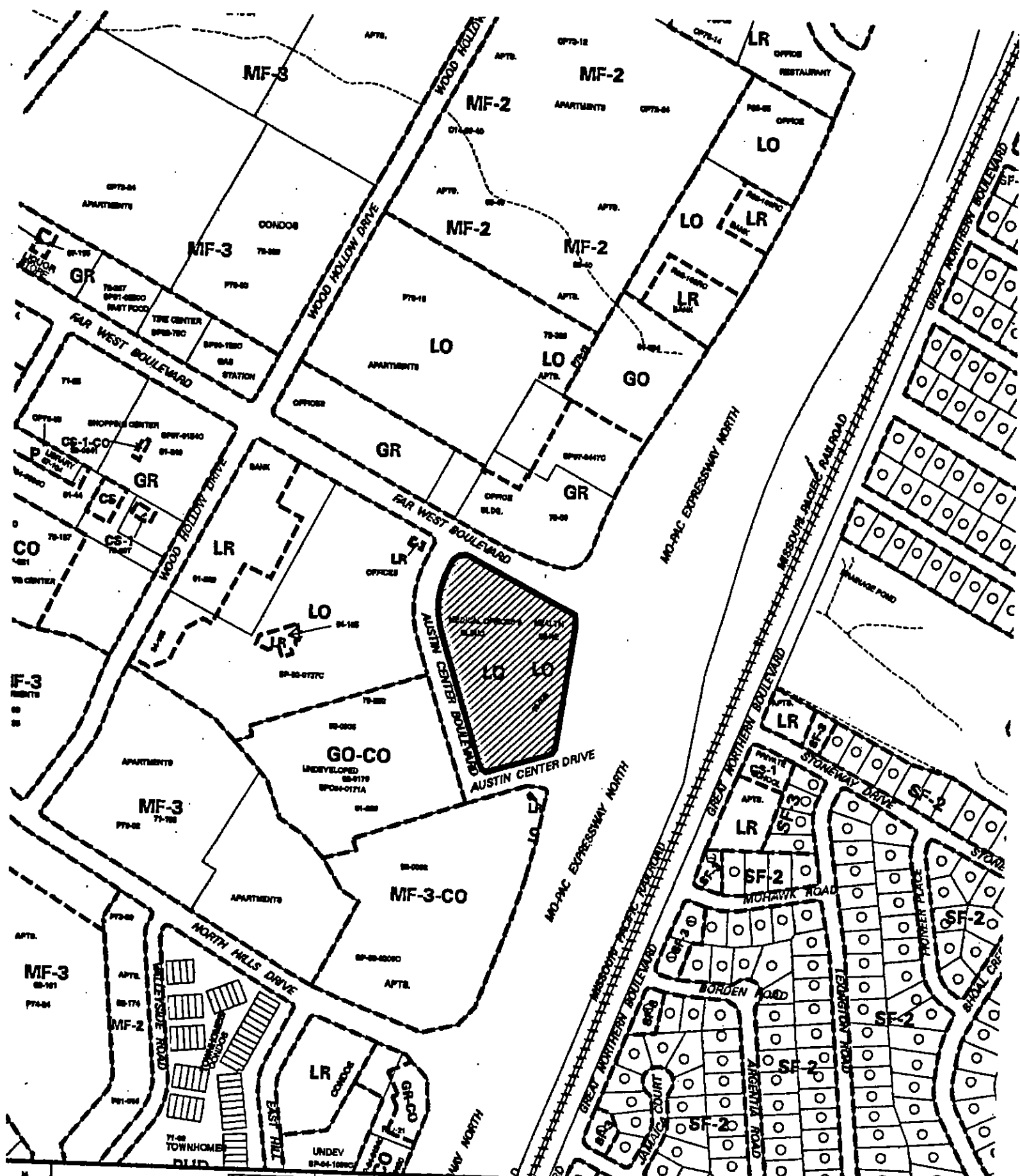
REVIEWED BY: _____

DATE: 11/30/05

DISTRIBUTION:

_____ FILE _____ CAP METRO _____ SDHPT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.



 1" = 400'	SUBJECT TRACT	ZONING		CITY GRID REFERENCE NUMBER H29
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SIRWAITIS	CASE #: C14-05-0210		
ADDRESS: 6835 AUSTIN CENTER BLVD		DATE: 05-12		
SUBJECT AREA (acres): 5		INTLS: SM		

6835 Austin Center Blvd.
C14-05-0210



Legend

Zoning
Base
Center Line
Major Roads

N

0 100 200 300 400 Feet

C14-05-0210

C14-05-0210

STAFF RECOMMENDATION

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 3,500 vehicle trips per day.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The existing medical office and proposed expansion will provide services to surrounding commercial and residential uses. The site is adjacent to office and commercial uses and is compatible with existing commercial uses along Mo-Pac Boulevard and Far West Boulevard.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

- 1.) The proposed land use is compatible with existing commercial uses along Mo-Pac Expressway;
- 2.) Established commercial uses along Mo-Pac Expressway allow for a compatibility of commercial intensities and uses;
- 3.) The proposed rezoning is at the intersection of two major arterials, Far West Boulevard and Mo-Pac Expressway; and
- 4.) More intensive commercial uses are best situated near major arterials and expressway to facilitate access and circulation.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area is a 5 acre area including an existing medical office and clinic building housing the Austin Regional Clinic zoned LO. The medical offices and clinic are accessed via an existing driveway off Austin Center Boulevard. While the building fronts on Mo-Pac Expressway, there is no direct access to Mo-Pac other than via Austin Center Boulevard.

Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 11,264 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The existing 43,600sf medical office generates 1,568 vehicle trips per day. The proposed addition of 46,400sf of medical office will generate an additional 1,897 vehicle trips per day.

3. If the requested zoning is granted, development should be limited to uses that will not exceed 2,000 trips per day beyond the number of trips currently generated by the site.
4. Capital Metro bus service is available along Loop 1 and Far West Boulevard.
5. Far West Boulevard is classified in the Bicycle Plan as a Priority 1 bike route.

Environmental and Impervious Cover

1. The site is located over the North Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. This site is currently developed. At this time, site-specific information is unavailable regarding existing trees and other vegetation.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustments, or relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

Site Plan and Compatibility Standards

1. Compatibility Standards not applicable
2. Hill Country Roadway not applicable
3. Additional design regulations will be enforced at the time of a site plan application for review and approval



C FAULKNER ENGINEERING, L.P.

400 Bowie Street, Suite 250

Austin, Texas 78703

Mailing Address: PO Box 1528

Austin, Texas 78767-1528

P: 512.495.9470

F: 512.495.9473

January 20, 2006

Mr. Greg Guernsey, Director
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RECEIVED

JAN 23 2006

Re: Texas Far West Re-Zoning
C.O.A. Case Number: C14-05-0210
Request for Postponement

Neighborhood Planning & Zoning

Dear Mr. Guernsey

The above referenced zoning case has been scheduled for the January 31 Zoning and Platting Commission Meeting. We hereby request that this application be postponed until the February 7 Meeting.

We are currently negotiating with the North West Austin Civic Association to propose a use restriction on the property. We would prefer to come before the Commission with an agreement between the property owner and this neighborhood group.

Thank you for your consideration in this matter. Should you have any questions pertaining to this request, please feel free to call me at 433-2513.

Sincerely,

A handwritten signature in black ink that reads 'Stephanie M. Stanford'. The signature is written in a cursive, flowing style.

Stephanie M. Stanford, P.E.

C14-05-0210



C FAULKNER ENGINEERING, L.P.

400 Bowie Street, Suite 250
Austin, Texas 78703

Mailing Address: PO Box 1528
Austin, Texas 78787-1528

P: 512.495.9470
F: 512.495.9473

February 7, 2006

Mr. Greg Guernsey, Director
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RECEIVED

FEB 07 2006

Re: Texas Far West Re-Zoning
C.O.A. Case Number: C14-05-0210
Request for Postponement

Neighborhood Planning & Zoning

Dear Mr. Guernsey,

The above referenced zoning case has been scheduled for the February 7 Zoning and Platting Commission Meeting. We hereby request that this application be postponed until the March 7 Meeting.

Per a conversation I just had with the owner's representative Casey Beasley, I was told that Karla Villalon, president of the Northwest Austin Civic Association, spoke with Jorge Ruosselin who agreed that if the Association and the applicant both requested that the Zoning Case be deferred to a later date it could be postponed.

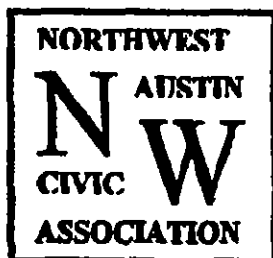
Thank you for your consideration in this matter. Should you have any questions pertaining to this request, please feel free to call me at 433-2513.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie M. Stanford'. The signature is fluid and cursive, with the first name 'Stephanie' being more prominent.

Stephanie M. Stanford, P.E.

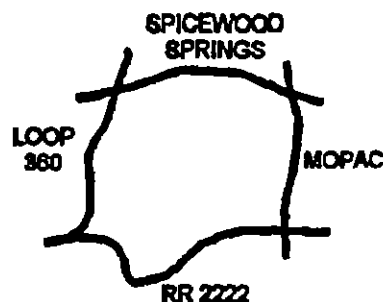
Cc: Casey Beasley - Kemp Management
Karla Villalon - Northwest Austin Civic Association



P.O. BOX 28654 • AUSTIN, TEXAS 78755

RECEIVED

FEB 07 2006



Feb. 7, 2006

Neighborhood Planning & Zoning

Via fax: 974-6054

Mr. Greg Guemsey, Director
City of Austin
Neighborhood Planning and Zoning Dept.
505 Barton Springs Road
Austin, TX 78704

Re: C14-05-00210 /ARC Rezoning at Far West - Applicant request for postponement

Dear Mr. Guemsey,

The Northwest Austin Neighborhood Association supports the request of the applicant for a second postponement of this case from tonight's ZAP agenda so we can have time to reach an agreement with them. We respectfully request the ZAP Commission honor this request.

We concur with the applicant's request for a one month postponement until March 7, 2006.

Thank you for your attention to this matter. I may be reached at 922-3666.

Regards,
Karla Taylor Villalon

Karla Taylor Villalon
President
North West Austin Civic Association (NWACA)

Cc: NWACA Zoning Committee
Casey Beasley - Kemp Management
Stephanie Stanford - C.Faulkner Engineering
Jorge Rousselin





C FAULKNER ENGINEERING, L.P.

400 Bowle Street, Suite 250
Austin, Texas 78703

Mailing Address: PO Box 1528
Austin, Texas 78767-1528

P: 512.495.9470
F: 512.495.9473

March 3, 2006

RECEIVED

MAR 06 2006

Mr. Greg Guernsey, Director
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Neighborhood Planning & Zoning

Re: Texas Far West Re-Zoning
C.O.A. Case Number: C14-05-0210
Request for Conditional Overlay

Dear Mr. Guernsey,

The above referenced zoning case has been scheduled for the March 7, 2006
Zoning and Platting Commission Meeting.

The Applicant and the North West Austin Civic Association have met and agreed on
allowed uses under the proposed zoning change and future building expansion.

The zoning application has a staff recommendation for approval of GR-CO Zoning. In
addition to the staff recommendation, the applicant agrees to limit themselves to the
following uses:

Medical Office
Professional Office
Counseling Services
Day Care Services (Limited)
Guidance Services
Hospital Services (Limited)
Personal Improvement Services, limited to 2,500 square feet
Restaurant (Limited), limited to 2,500 square feet
Research Services, limited to 2,500 square feet

MARCH 3, 2006

PAGE 2



Thank you for your consideration in this matter. Should you have any questions pertaining to this request, please feel free to call me at 433-2513.

Sincerely,

A handwritten signature in black ink, reading 'Stephanie M. Stanford'. The signature is written in a cursive, flowing style.

Stephanie M. Stanford, P.E.

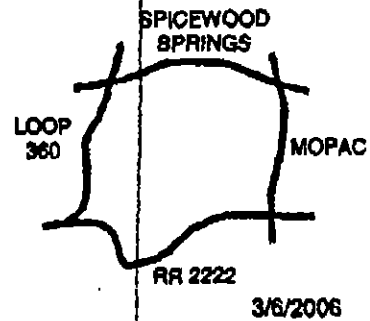
cc: Karla Taylor Villalon, President - NWACA
Casey Beasley - Kemp Management
Mac Holder - L.M. Holder III, FAIA
Jorge Rousselin - City of Austin



P.O. BOX 26654 • AUSTIN, TEXAS 78755

RECEIVED

MAR 07 2006

**Neighborhood Planning & Zoning**

Zoning and Planning Commission,

Re: C14-05-0210

We have met with the applicant and we have all agreed to the following GR uses with all others being specifically excluded in the Conditional Overlay:

Medical Office
Professional Office
Counseling Services
Day Care Services (Limited)
Guidance Services
Hospital Services (Limited)
Personal Improvement Services, limited to 2,500 square feet
Restaurant (Limited), limited to 2,500 square feet
Research Services, limited to 2,500 square feet.

Regards,
Karla Villalon

Bill Bradley, Zoning Committee : for Karla

North West Austin Civic Association (NWACA)

FAX — 974-6054

RECEIVED

MAR 07 2006

Neighborhood Planning & Zoning

3/7/06

TO: Jorge Rosselein

From: Karla Villalon
NWACA President

Jorge —

This note is to affirm that
NWACA concurs with the
recommendation of changes
to the ARC property, as
stated in the email you rec'd
from Bill Bradley and our
zoning committee this morning.

Thanks — Karla Taylor Villalon
922-3666

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6835 AUSTIN CENTER BOULEVARD FROM
3 LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-
4 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from limited office (LO) district to community commercial-
10 conditional overlay (GR-CO) combining district on the property described in Zoning Case
11 No. C14-05-0210, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

13
14 Lot 1, Austin Center Phase One Subdivision, a subdivision in the City of Austin,
15 Travis County, Texas, according to the map or plat of record in Plat Book 80, Page
16 271, of the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 6835 Austin Center Boulevard, in the City of Austin, Travis County,
19 Texas, and generally identified in the map attached as Exhibit "A".

20
21 PART 2. The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

- 23
24 1. A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively
26 with all existing or previously authorized development and uses, generate traffic that
27 exceeds 3,500 trips per day.
28
29 2. The following uses of the Property are limited to an area not to exceed 2,500 square
30 feet of gross floor area:

31
32 Personal improvement services
33 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 _____, 2006.

1
2 **PASSED AND APPROVED**

3
4
5
6 _____, 2006

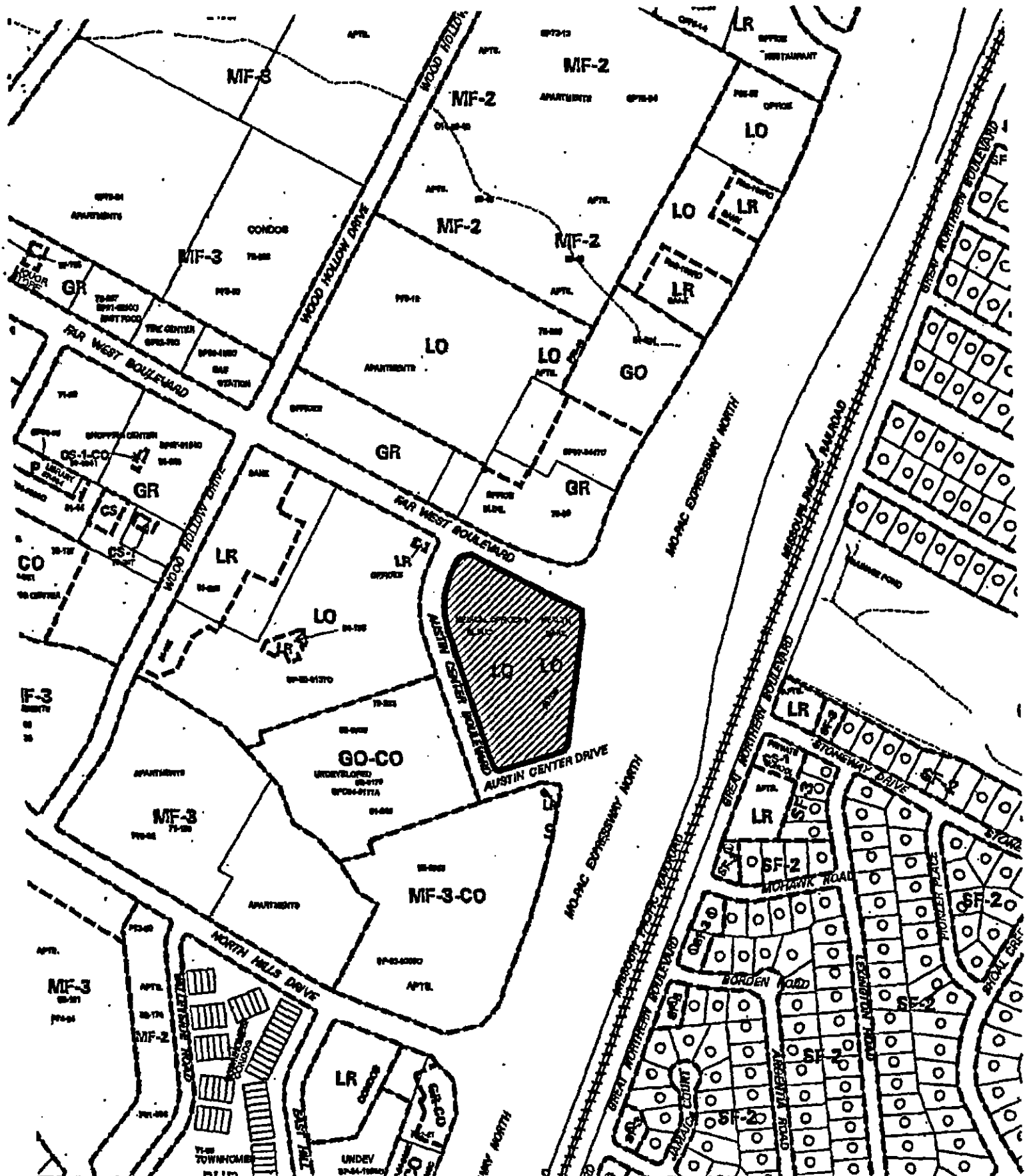
7 Will Wynn
8 Mayor


9
10
11 **APPROVED:** _____

12 David Allan Smith
13 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



 <p> SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. SIRWAITIS </p>	<p align="center">ZONING EXHIBIT A</p> <p> CASE #: C14-06-0210 ADDRESS: 6635 AUSTIN CENTER BLVD SUBJECT AREA (acres): 5 </p> <p> DATE: 05-12 INTLS: BM </p>	<p> CITY GRID REFERENCE NUMBER H28 </p>
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