

8/31/06

62

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 403 EAST BRAKER LANE FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT.

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7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-06-0128, on file at the
13 Neighborhood Planning and Zoning Department, as follows:

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15 Lot A, Jewell S. Shannon Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 3, Page 398, of
17 the Plat Records of Travis County, Texas (the "Property").

18 locally known as 403 East Braker Lane, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".
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22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

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25 1. A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.

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30 2. The following uses are prohibited uses of the Property:

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32 Automotive sales Automotive rentals
33 Automotive washing (of any type) Restaurant (general)
34 Bed & breakfast residential (Group 1) Bed & breakfast residential (Group 2)
35 Commercial off-street parking Congregate living
36 Consumer convenience services Consumer repair services
37 Drop-off recycling collection facility Exterminating services

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2 Funeral services
3 Guidance services
4 Indoor entertainment
5 Outdoor entertainment
6 Personal improvement services
7 Theater

General retail sales (general)
Hotel-motel
Off-site accessory parking
Pawn shop services
Residential treatment

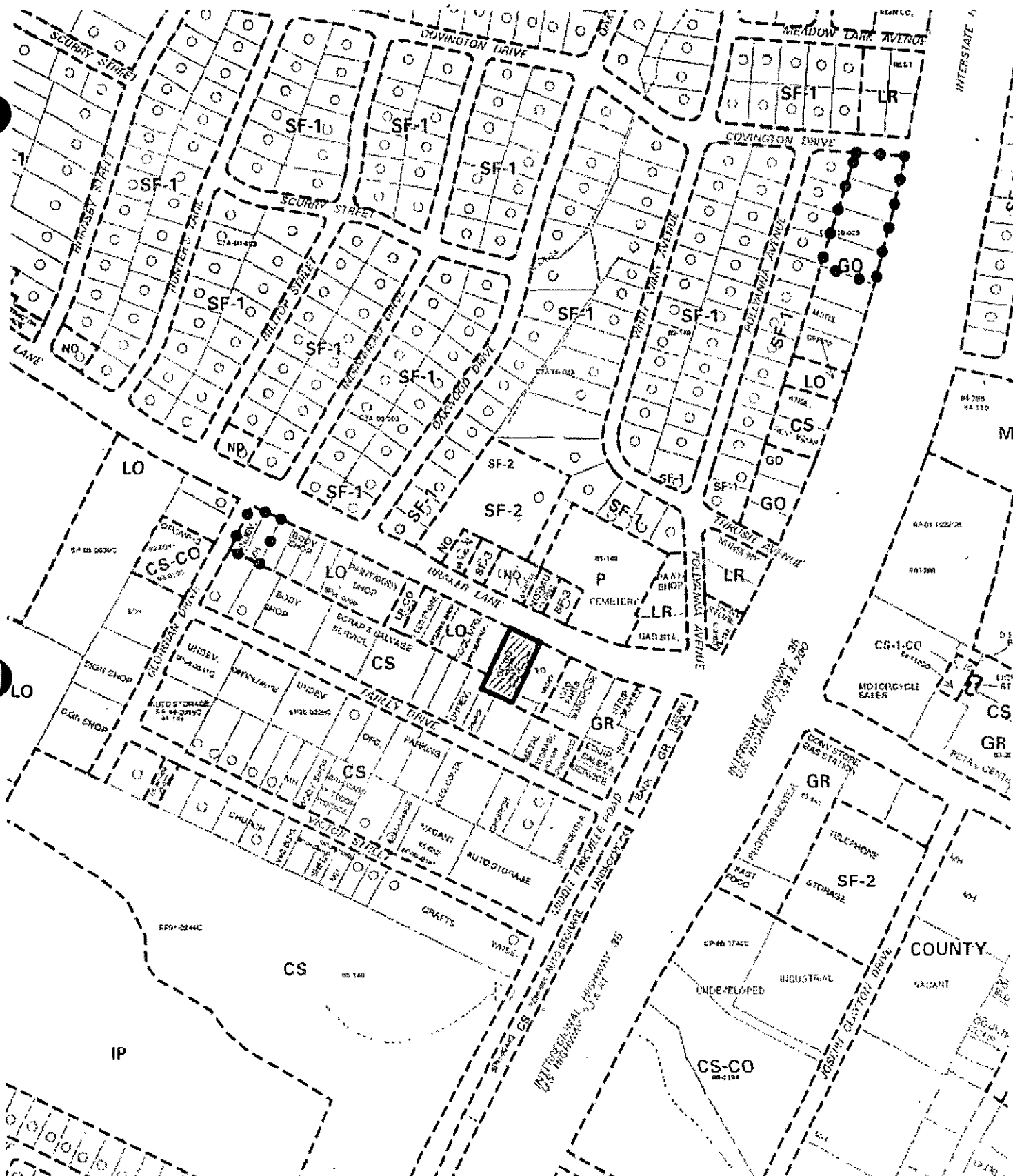
8
9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the community commercial (GR)
11 base district and other applicable requirements of the City Code.

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13 **PART 3.** This ordinance takes effect on _____, 2006.

14
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16 **PASSED AND APPROVED**

17
18 §
19 §
20 _____, 2006 § _____
21 Will Wynn
22 Mayor

23
24
25 **APPROVED:** _____ **ATTEST:** _____
26 David Allan Smith Shirley A. Gentry
27 City Attorney City Clerk



	SUBJECT TRACT	<h2 style="text-align: center;">EXHIBIT 'A'</h2> <h3 style="text-align: center;">ZONING</h3>	CITY GRID REFERENCE NUMBER 1431
	PENDING CASE		
	ZONING BOUNDARY		
	CASE MGR. J. ROUSSELIN		
	CASE # C14-06-0128	DATE: 06-06	
	ADDRESS: 403 E BRAKER LN		
	SUBJECT AREA (ACRES): 0.560	INTLS: SM	