

10/5/06
#49

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 403 EAST BRAKER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-06-0128, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 403 East Braker Lane, 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 uses are prohibited uses of the Property:

Automotive sales	Automotive rentals
Automotive washing (of any type)	Restaurant (general)
Bed & breakfast residential (Group 1)	Bed & breakfast residential (Group 2)
Commercial off-street parking	Congregate living
Consumer convenience services	Consumer repair services
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

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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.

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16 **PASSED AND APPROVED**

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20 _____, 2006

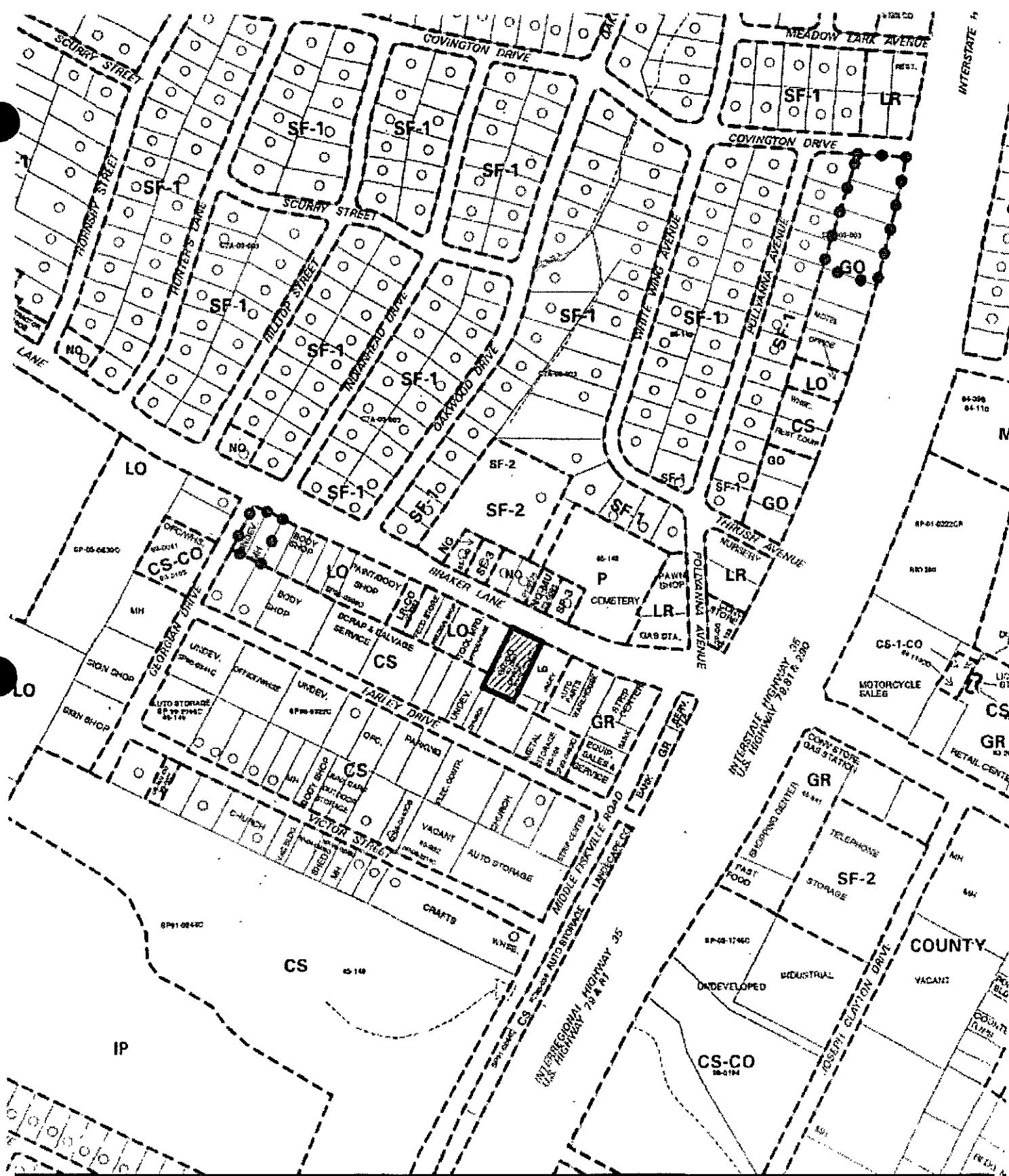
Will Wynn
Mayor


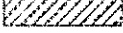


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25 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk



 1" = 400'	SUBJECT TRACT		EXHIBIT "A" ZONING CASE #: C14-06-0128 ADDRESS: 403 E BRAKER LN SUBJECT AREA (acres): 0.560	DATE: 06-06 INTLS: SM	CITY GRID REFERENCE NUMBER M31
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J. ROUSSELI				