

**ORDINANCE NO. 20061005-049**

**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

Funeral services  
Guidance services  
Indoor entertainment  
Outdoor entertainment  
Personal improvement services  
Theater

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

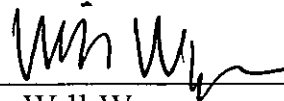
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on October 16, 2006


**PASSED AND APPROVED**

October 5, 2006

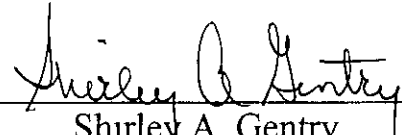
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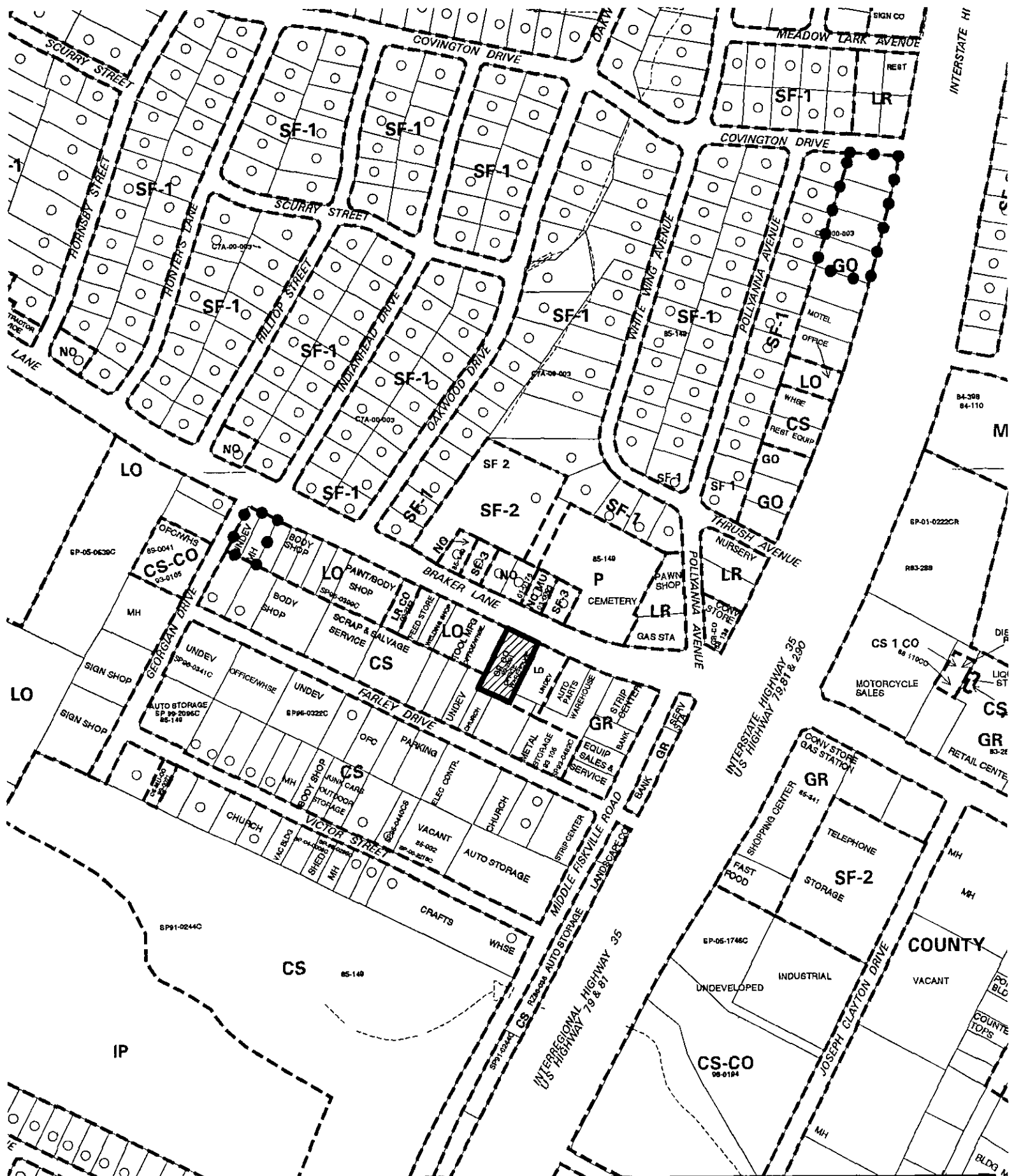
  
Will Wynn  
Mayor




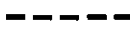
**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



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