

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11520 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM GENERAL OFFICE (GO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 general office (GO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-05-0085, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 13, 14, 15, and 16, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11520 North IH-35 Service Road Southbound, 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:

Consumer repair services  
Off-site accessory parking  
Community recreation (public)  
Guidance services  
Private secondary educational facilities  
Printing and publishing  
Service station

Financial services  
Community recreation (private)  
Congregate living  
Hospital services (limited)  
Residential treatment  
College and university facilities

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2 3. Drive-in service use is prohibited as an accessory use to a commercial use.

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

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8 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

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11 **PASSED AND APPROVED**

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13 \_\_\_\_\_, 2006

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Will Wynn  
Mayor

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20 **APPROVED:** \_\_\_\_\_

David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk

