

ORDINANCE NO. 20061102-041

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	Financial services
Off-site accessory parking	Community recreation (private)
Community recreation (public)	Congregate living
Guidance services	Hospital services (limited)
Private secondary educational facilities	Residential treatment
Printing and publishing	College and university facilities
Service station	

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

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

PART 3. This ordinance takes effect on November 13, 2006

PASSED AND APPROVED

_____, November 2, 2006

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Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A Gentry
City Clerk

