ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 207 EAST 53RD STREET IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) 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 neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0070, on file at the Planning and Development Review Department, as follows:

> Lot 15 & 16, Block 46, The Highlands Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 55, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 207 East 53rd Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of 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. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. 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.

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B. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Exterminating services
Funeral services	Hospital services-general
Pawn shop services	Service station
Residential treatment	Medical offices (exceeding 5,000 square feet)

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 4. The Property is subject to Ordinance No. 20020523-31 that established the North Loop neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

§
§
_____, 2012 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

DRAFT

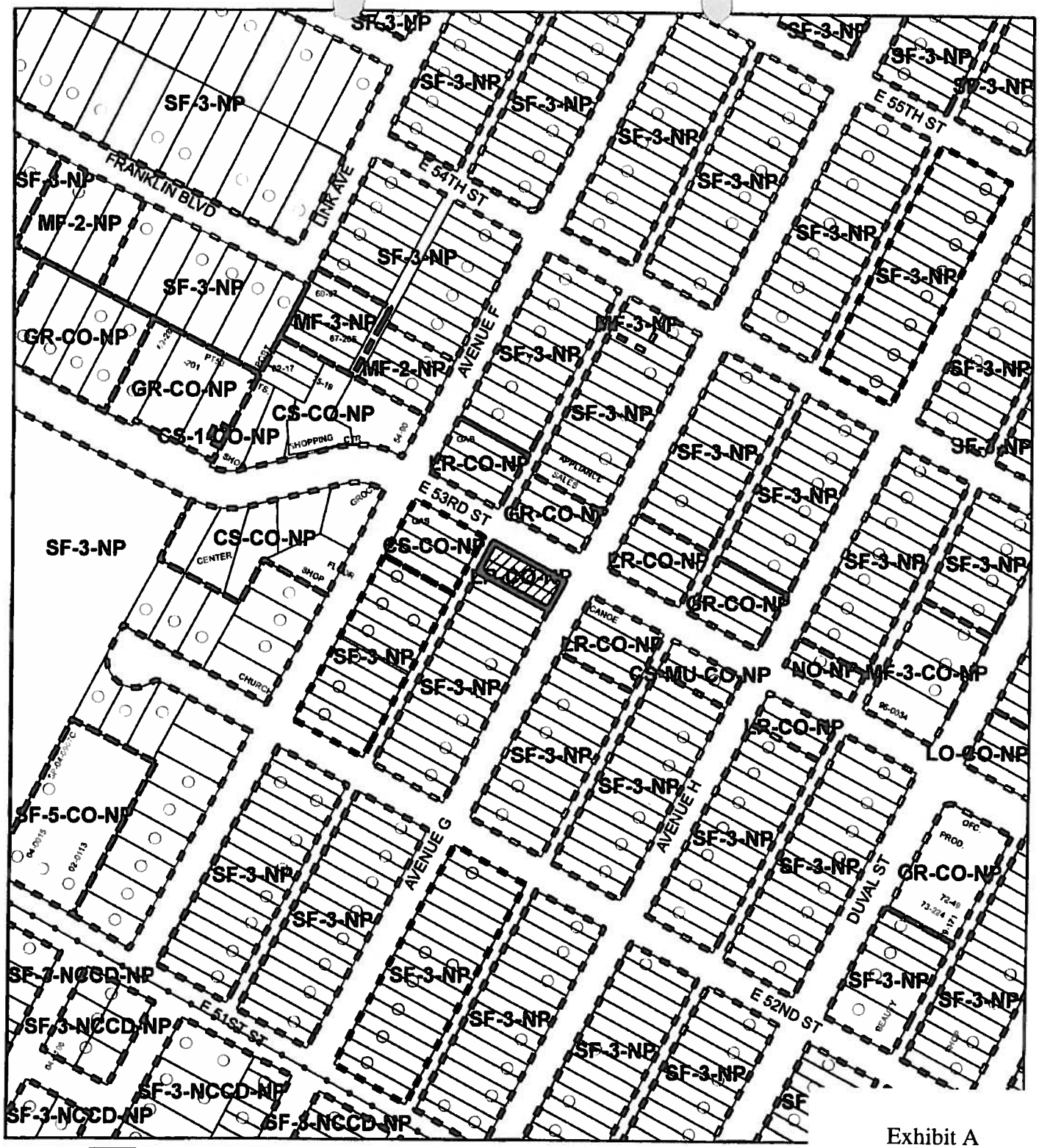

Exhibit A

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 200'

ZONING CASE

C14-2012-0070

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

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