

ORDINANCE NO. 050310-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT LAKELINE MALL DRIVE AND U.S. HIGHWAY 183 NORTH FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0006, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, Block A, Northwest 183 Subdivision Section 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200300013, of the Official Public Records of Travis County, Texas, (the "Property")

locally known as the property located at Lakeline Mall Drive and U.S. Highway 183 North, 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. The following uses are prohibited uses of the Property:

Adult oriented businesses	Cocktail lounge
Commercial blood plasma center	Exterminating services
Pawn shop services	Restaurant (general)


2. A building or structure may not exceed 12,000 square feet of gross floor area for liquor sales use.

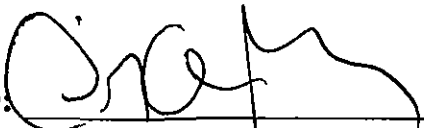
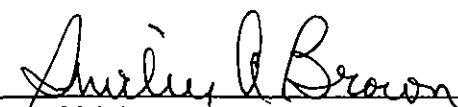
3. The maximum floor-to-area ratio for a liquor sales use is 0.307 to 1.0.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 21, 2005.

PASSED AND APPROVED

March 10, 2005 §
§
§ 
Will Wynne
Mayor

APPROVED:  **ATTEST:** 
David Allan Smith Shirley A. Brown
City Attorney City Clerk

GR

SP-00-0028C

R45-362
RC

GU

PUI

HOI

LAKE LINE BOULEVARD

94-0132

R45-365 RC

SP-07-0017C

RETAIL CENTERS

GR

GO

00-2107

NORTH LAKE CREEK PARKWAY

RETENTION
AREA

R45-360 RC

94-00194

UNDEVELOPED

U.S. HIGHWAY 183

U.S. HIGHWAY 183

UNDEVELOPED

DR
R44-028

UNDEVELOPED

CS

97-0041

91-0173

GR-CO

COMMERCIAL

RETAIL CENTER

RETAIL CENTER

GR

UNDEVELOPED

CH

UNDEVELOPED

BANK

RESTAURANT

LAKELINE MALL DRIVE

NORTH LAKE CREEK

CS

R46-182

05-0044

UNDEVELOPED

SP-00-0089C

SP-01-0219C

SP-01-0219C

00-182

00-0044

CS

85-178

LAKELINE MALL DRIVE

SP-07-0046C

00-04850

SP-00-0147C

LAKELINE MALL DRIVE

SP-00-0008C

UNDEVELOPED
CH-PDA

GR

CH
R45-360 RC

GR

RETAIL CENTER

03-0048

00-2084

04-0121

03-0048

03-0048

OPEN
RETAIL
CENTER

GR

UNDEVELOPED

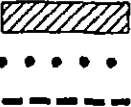
CH

UNDEVELOPED



1" = 400'

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER



ZONING EXHIBIT A

CASE #: C14-05-0006

ADDRESS: N US HWY 183 & LAKELINE

MALL DR
SUBJECT AREA (acres): 0.887

DATE: 05-01

INTLS: SM

CITY GRID
REFERENCE
NUMBER
F40

SP-00-04880

SP-00-1001C