

ORDINANCE NO. 20050609-Z007

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA AT 5117 NORTH LAMAR BOULEVARD AND 703 ZENNIA STREET FROM LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 from limited office-neighborhood plan (LO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0161, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 8, 9, and 10, Block A, Murray Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 197, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5117 North Lamar Boulevard and 703 Zennia Street, 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	Agricultural sales and services
Automotive sales	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Equipment repair services
Equipment sales	Kennels
Vehicle storage	

2. 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 1,400 trips per day.

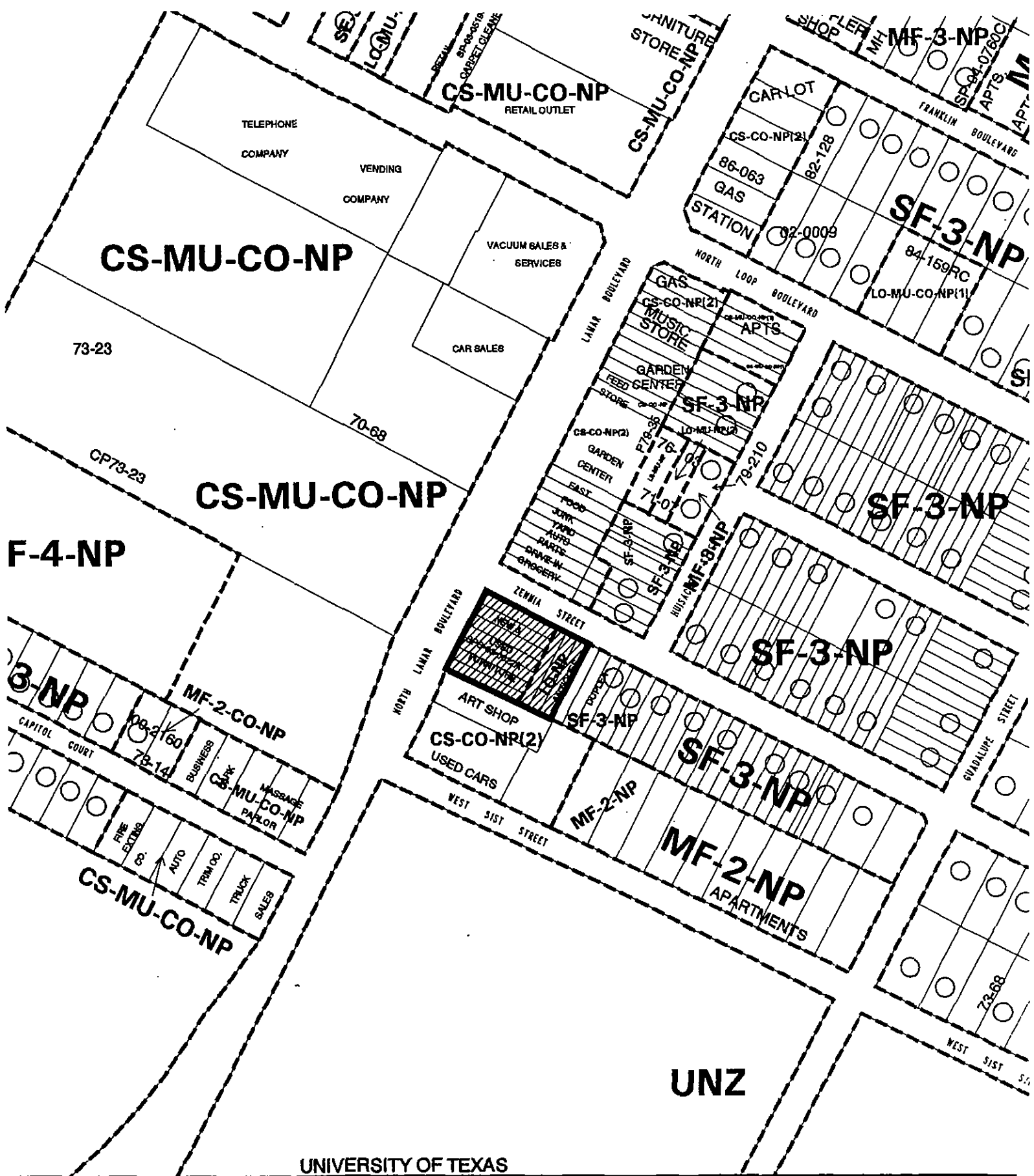
PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

PART 4. This ordinance takes effect on June 20, 2005.

PASSED AND APPROVED

_____, June 9 _____, 2005 §
§
§ _____
Will Wynn
Mayor

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



 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-04-0161 ADDRESS: 703 ZENNIA ST & 5117 N LAMAR BLVD SUBJECT AREA (acres): 0.594	DATE: 05-02 INTLS: SM	CITY GRID REFERENCE NUMBER K26
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: G. RHOADES				