

ORDINANCE NO. 20050901-Z010

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701 WEST PARMER LANE FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 districts on the property described in Zoning Case No. C14-05-0082, on file at the Neighborhood Planning and Zoning Department, as follows:

From community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

Lot 1, Block B, Village at River Oaks Section Five Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 199900238 of the Official Public Records of Travis County, Texas; and

From neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district.

Lot 2-A, Block B, Resubdivision of Lot 2, Block B, Village at River Oaks Section Five Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500058 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1701 West Parmer Lane, 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 4,050 trips per day.
2. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive washing (of any type)
Exterminating services
Pawn shop services
Guidance services
Transitional housing

Automotive sales
Drop-off recycling collection facility
Indoor sports and recreation
Counseling services
Residential treatment

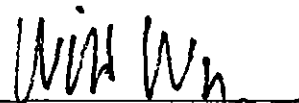
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 12, 2005.

PASSED AND APPROVED

September 1, 2005

§
§
§



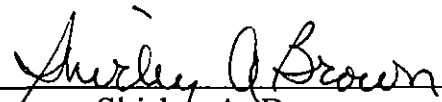
Will Wynn
Mayor

APPROVED:

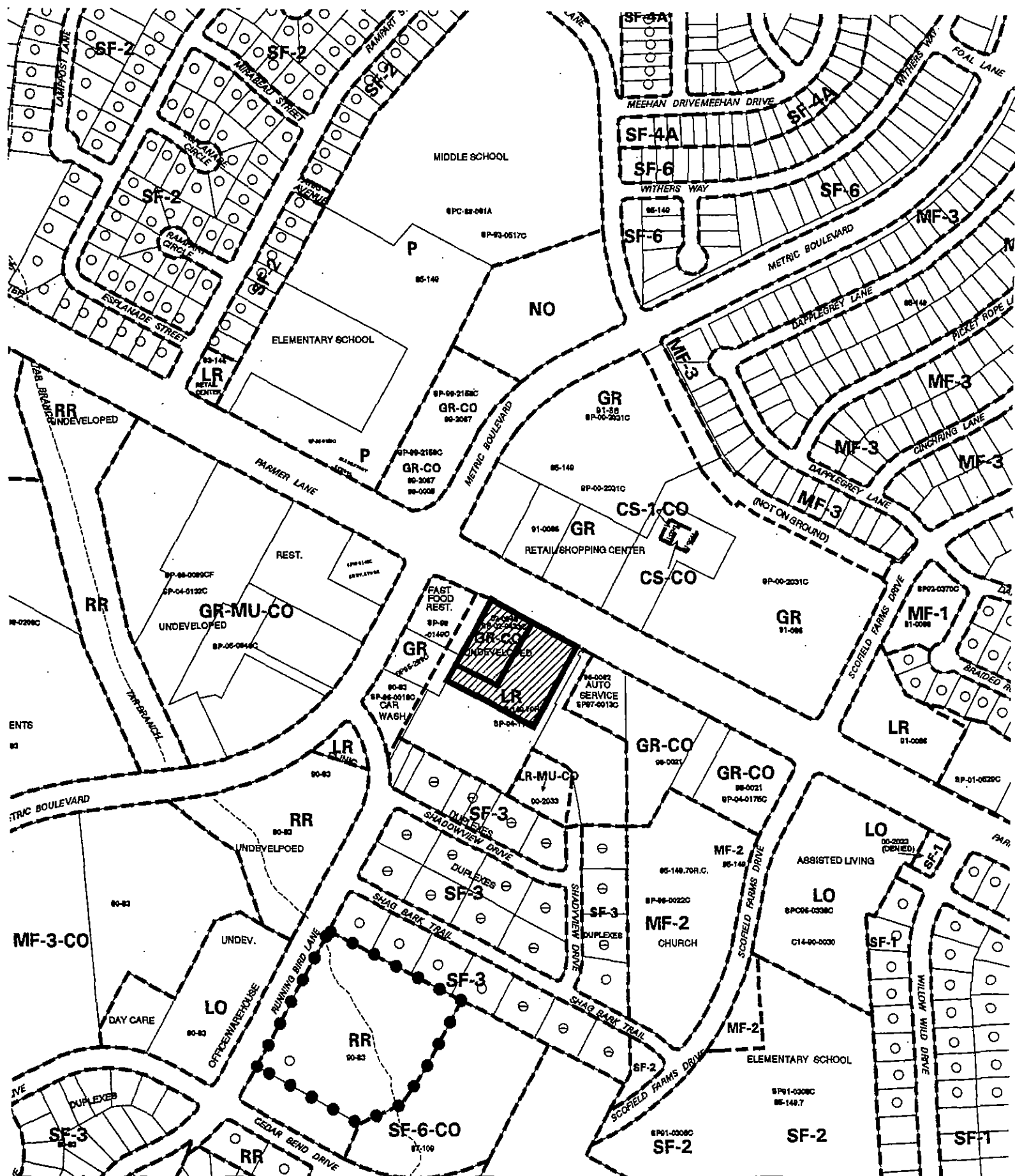


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: T. BOLT

CASE #: C14-05-0082
 ADDRESS: 1701 W FARMER LANE
 SUBJECT AREA (acres): 2.167

ZONING EXHIBIT A

DATE: 05-06
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L34