

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8007 SAN FELIPE BOULEVARD FROM
3 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
4 COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-
5 CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-mixed use-conditional overlay (GR-MU-CO)
12 combining district on the property described in Zoning Case No. C14-2012-0017, on file at
13 the Planning and Development Review Department, as follows:
14

15 Lot 2, Block H, Los Indios Phase A Subdivision, a subdivision in the City of
16 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
17 E, Page 227, of the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 8007 San Felipe Boulevard in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "A".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

- 25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
- 30 B. A ten-foot wide vegetative buffer shall be provided and maintained along and
31 adjacent to the east property line. Improvements permitted within the buffer
32 zone are limited to drainage, underground utility improvements or those
33 improvements that may be otherwise required by the City of Austin or
34 specifically authorized in this ordinance.
35
- 36 C. Drive-in service use is prohibited as an accessory use to commercial uses.
37

1 D. The following uses are prohibited uses of the Property:
2

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Pawn shop services	Personal improvement services
Commercial off-street parking	Drop-off recycling collection facility

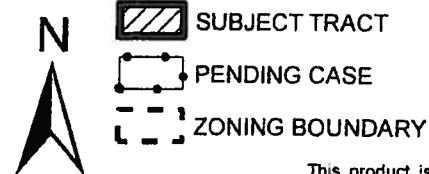
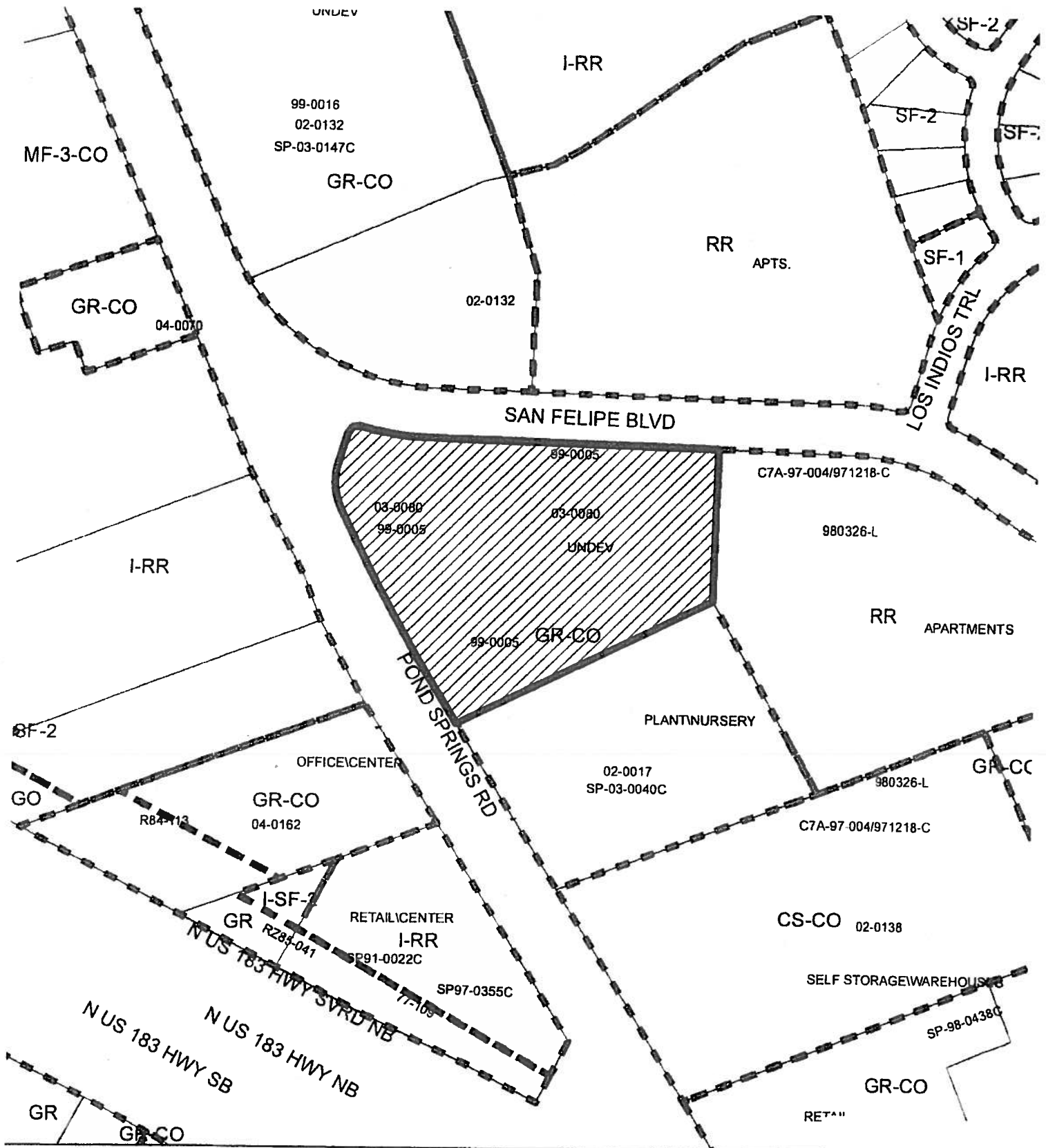
3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the community commercial (GR)
6 base district, the mixed use combining district, and other applicable requirements of the
7 City Code.
8

9 **PART 3.** This ordinance takes effect on _____, 2012.
10

11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2012 § _____
16 Lee Leffingwell
17 Mayor
18

19
20 **APPROVED:** _____ **ATTEST:** _____
21 Karen M. Kennard Shirley A. Gentry
22 City Attorney City Clerk



ZONING
ZONING CASE#: C14-2012-0017

Exhibit A



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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'