ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3447 NORTHLAND DRIVE FROM 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 district from neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2013-0034, on file at the Planning and Development Review Department, as follows:

Lot 1, McCarty Triangle Resubdivision of Lots 6-8 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 54, Page 47 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3447 Northland Drive 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:

- A. The maximum height, as defined by City Code, of a building or structure on the property may not exceed 40 feet or three stories.
- B. Drive-in service use is prohibited as an accessory use to commercial uses.
- C. The following uses are prohibited uses of the Property:

Automotive repair services Automotive sales Bail bond services Business support services Communications services Exterminating services Automotive rentals
Automotive washing (of any type)
Business or trade school
Commercial off-street parking
Drop-off recycling collection facility
Food preparation

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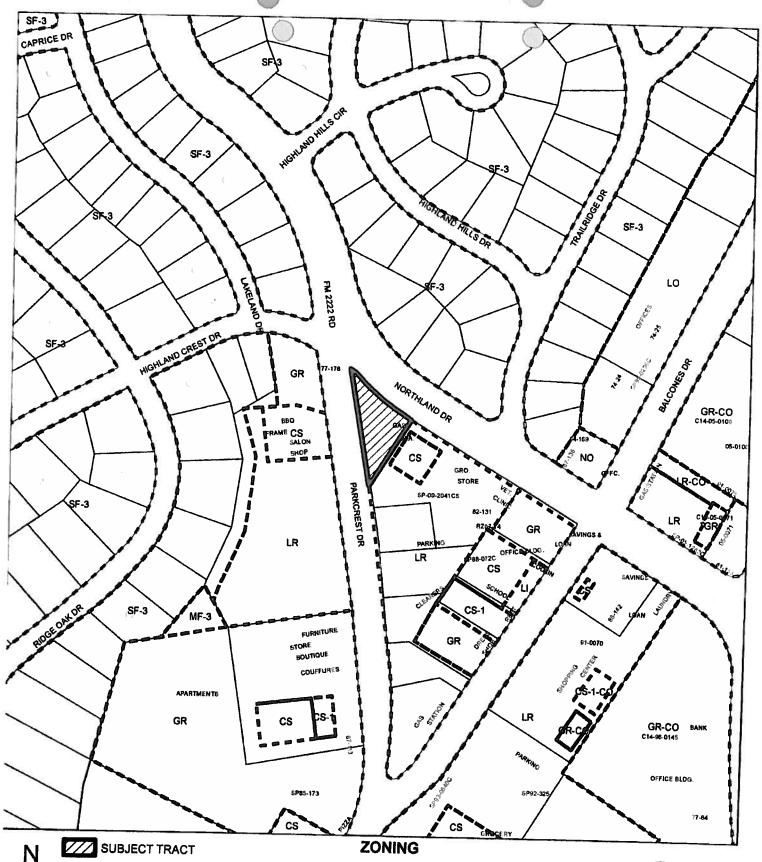
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	Funeral services		General retail sales (gener	al)
	Hotel-motel		Indoor entertainment	
	Indoor sports and recreation		Medical offices – exceed	ling 5,000
	Monument retail sales		sq. ft of gross floor area	
	Outdoor sports and recreation	m	Outdoor entertainment	
	Research services	,11	Pawn shop services Theater	
	Hospital services (general)		Incator	
used in acc	specifically restricted under the cordance with the regulations and other applicable requires	establish	ned for the community con	developed and nmercial (GR)
PART 3.	Γhis ordinance takes effect on			, 2013.
PASSED A	AND APPROVED			
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		§ §		
·	, 2013	§		
			Lee Leffingwell	
			Mayor	
APPROVE	CD:	ATTE	ST:	
	Karen M. Kennard		Jannette S. Go	odall
	City Attorney		City Clerk	o da i i
			·	

Draft 6/3/2013



PENDING CASE
ZONING BOUNDARY

ZONING CASE#: C14-2013-0034

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.

