

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

General retail sales (general)
Indoor entertainment
Medical offices – exceeding 5,000
sq. ft of gross floor area
Outdoor entertainment
Pawn shop services
Theater

Indoor entertainment
Medical offices – except
sq. ft of gross floor area
Outdoor entertainment
Pawn shop services
Theater

PART 3. This ordinance takes effect on _____, 2013.

_____, 2013

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APPROVED: _____
Karen M. Kennard
City Attorney

COA Law Department

