

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7200 COOPER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2013-0118, on file at the Planning and Development Review Department, as follows:

Lot 11 and the north 10 feet of Lot 10, Cogbill Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 21, Page 15, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7200 Cooper 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:

- A. Drive-in service is a conditional use of an accessory use to commercial uses.
- B. The following uses are prohibited uses of the Property:

- Automotive repair services
- Automotive sales
- Bail bond services
- Business support services
- Communications services
- Exterminating services
- Hospital services (general)
- Indoor entertainment
- Outdoor entertainment
- Outdoor sports and recreation

- Automotive rentals
- Automotive washing (of any type)
- Business or trade school
- Commercial off-street parking
- Drop-off recycling collection facility
- Funeral services
- Hotel-motel
- Indoor sports and recreation
- Off-site accessory parking
- Pawn shop services

Research services  
Theater

Service station

C. The following uses are conditional uses of the Property:

Alternative financial services  
Community recreation (public)  
Group home, Class II  
Medical offices exceeding 5,000  
sq. ft. gross floor area

Community recreation (private)  
Congregate living  
Hospital services (limited)  
Residential treatment

D. The following uses are subject to City Code § 25-2-587(D) (*Requirements for Certain Uses in a Neighborhood Commercial (LR) District*):

General retail sales (general)  
Personal improvement services  
Restaurant (general)

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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_





Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard                      Jannette S. Goodall  
City Attorney                              City Clerk



## ZONING

ZONING CASE#: C14-2013-0118

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 geoc by the City of Austin regarding specific accuracy or completeness.



1" = 200'

Exhibit A