

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7930 THAXTON ROAD FROM COMMUNITY**
3 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT**
4 **TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**
5 **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-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2014-0130, on file at the
13 Planning and Development Review Department, as follows:

14
15 Lot 1, Block A, Thaxton/Panadero Subdivision, a subdivision in the City of Austin,
16 Travis County, Texas, according to the map or plat of record in Document No.
17 200700317 of the Official Public Records of Travis County, Texas (the
18 "Property"),

19
20 locally known as 7930 Thaxton Road in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".

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

25
26 A. The following site development standards apply to the Property:

- 27
28 1. The maximum height, as defined by City Code, is 40 feet,
29 2. The minimum street side yard setback is 15 feet,
30 3. the maximum building coverage is 50 percent,
31 4. the maximum impervious cover is 80 percent,
32 5. the maximum floor-to area ratio is 0.5 to 1.

33
34 B. A food sales use may not exceed 8,000 square feet of gross floor area.

35
36 C. A loading facility is prohibited within 50 feet of the south property line.

1 D. Driveways are prohibited between the south property line and the rear of the
2 building used for a commercial use.

3
4 E. The following uses are not permitted uses of the Property:
5

Automotive repair services

Automotive sales

Bail bond services

Business support services

Communication services

Drop-off recycling center

Funeral services

Hotel-motel

Indoor sports and recreation

Outdoor sports and recreation

Pet services

Research services

Theater

Automotive rentals

Automotive washing (of any type)

Building maintenance services

Commercial off-street parking

Counseling services

Exterminating services

Hospital services (limited)

Indoor entertainment

Off-site accessory parking

Pawn shop services

Printing and publishing

Residential treatment

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

10
11 **PART 3.** This ordinance takes effect on _____, 2014.

12
13
14 **PASSED AND APPROVED**

15
16
17
18 _____, 2014

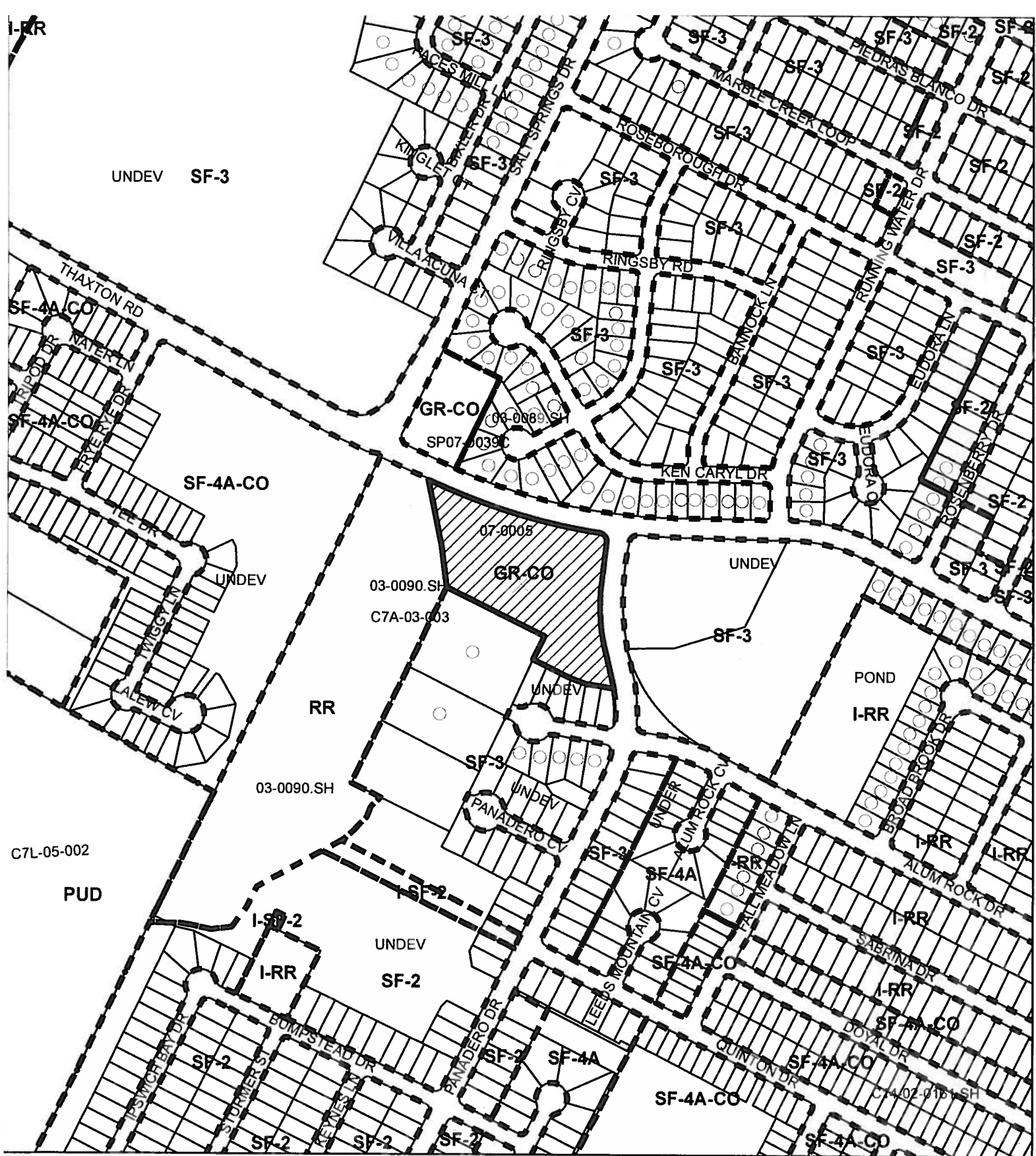
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19 _____
20 Lee Leffingwell
21 Mayor

22
23 **APPROVED:** _____ **ATTEST:** _____

24 Karen M. Kennard
25 City Attorney

Jannette S. Goodall
City Clerk



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING CASE C14-2014-0130

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

Exhibit A



1" = 400'