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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6707 EMERALD FOREST DRIVE IN THE GARRISON PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district and limited office-neighborhood plan (LO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0118, on file at the Planning and Zoning Department, as follows:

Lot 1, Anderson Professional Park subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 76, Page 58 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6707 Emerald Forest Drive in the City of Austin, Travis County, Texas, 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Drive-in service use for the Property is prohibited as an accessory use to commercial services.
- C. The following uses are not permitted uses of the Property:

Service station

Alternative financial services

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41 D. A 6-foot tall solid fence shall be provided along the north property line.

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43 E. The maximum height of a building or structure is limited to 35 feet or two
44 stories.

45
46 F. A 10-foot wide vegetative buffer shall be provided and maintained along the
47 north property line.

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49 Except as specifically restricted under this ordinance, the Property may be developed and
50 used in accordance with the regulations established for the neighborhood commercial (LR)
51 district and other applicable requirements of the City Code.

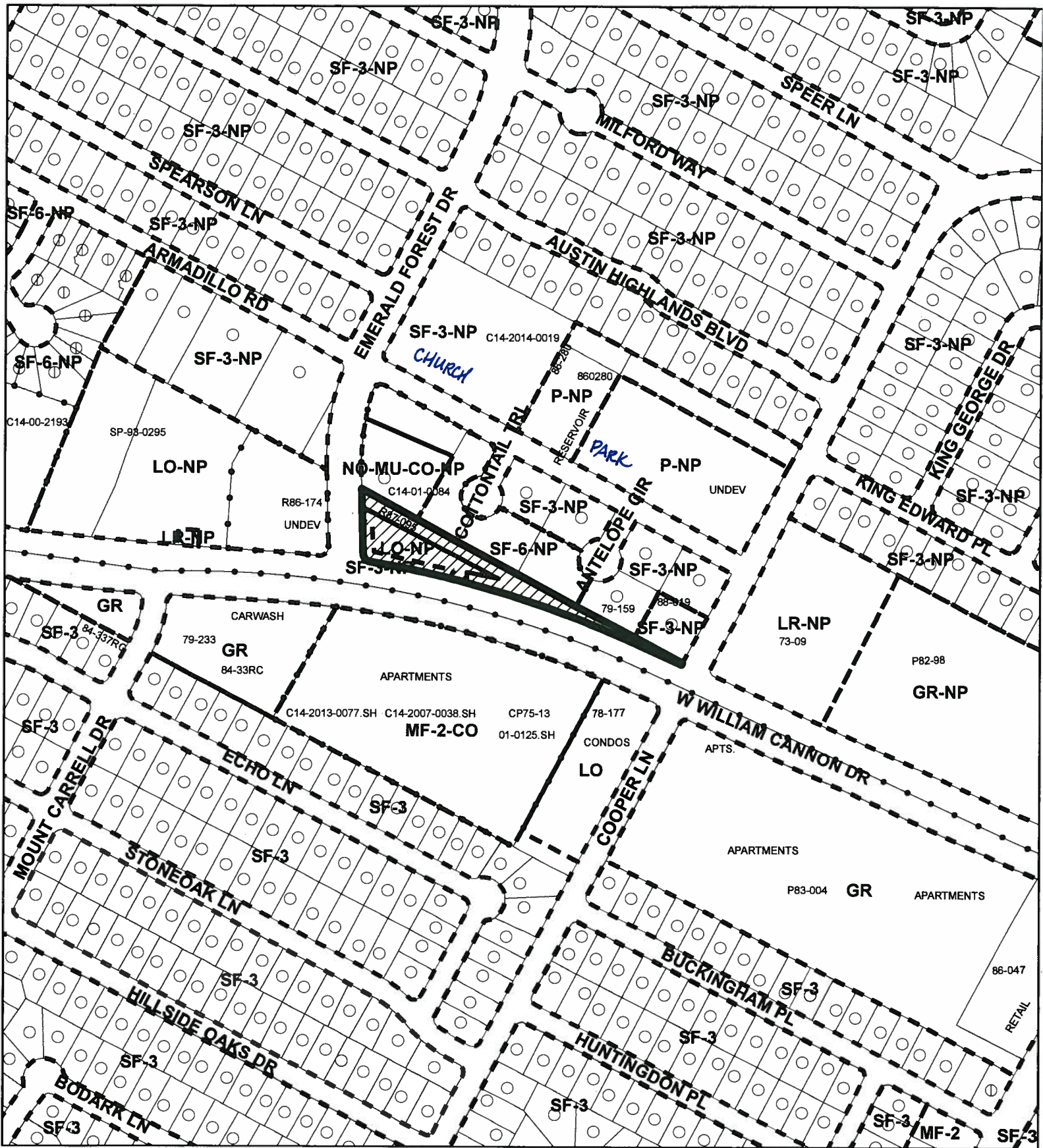
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53 **PART 3.** The Property is subject to Ordinance No. 20141106-088 that established the
54 Garrison Park Neighborhood Plan.




55
56 **PART 4.** This ordinance takes effect on _____, 2015.

57
58
59 **PASSED AND APPROVED**

60
61 §
62 §
63 _____, 2015 § _____
64 Steve Adler
65 Mayor

66
67
68 **APPROVED:** _____ **ATTEST:** _____
69 Anne L. Morgan Jannette S. Goodall
70 City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
CASE#: C14-2015-0118

Exhibit A



1" = 300'

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.