

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

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2 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
3 **PROPERTY LOCATED AT 3508 SOUTH LAMAR BOULEVARD FROM**  
4 **COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY**  
5 **COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)**  
6 **COMBINING DISTRICT.**  
7

8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from community commercial (GR) district to community  
12 commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the  
13 property described in Zoning Case No. C14-07-0019, on file at the Neighborhood Zoning  
14 and Planning Department, as follows:  
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16 Lot 1, of the Andrews Tract Subdivision, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Plat Book 86, Page  
18 74A of the Plat Records of the Official Public Records of Travis County, Texas  
19 (the "Property"),  
20

21 locally known as 3508 South Lamar Boulevard, in the City of Austin, Travis County,  
22 Texas, and generally identified in the map attached as Exhibit "A".  
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:  
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27 A site plan or building permit for the Property may not be approved, released, or  
28 issued, if the completed development or uses of the Property, considered cumulatively  
29 with all existing or previously authorized development and uses, generate traffic that  
30 exceeds 2,000 trips per day.  
31

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

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
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4 **PASSED AND APPROVED**

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7  
8 \_\_\_\_\_, 2007

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§  
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9 \_\_\_\_\_  
10 Will Wynn  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk