

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING,  
2 REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY  
3 LOCATED AT 13265 U.S. HIGHWAY 183 NORTH FROM SINGLE FAMILY  
4 RESIDENCE STANDARD LOT (SF-2) DISTRICT, COMMUNITY COMMERCIAL  
5 (GR) DISTRICT, AND INTERIM-RURAL RESIDENTIAL (I-RR) DISTRICT TO  
6 COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)  
7 COMBINING DISTRICT.

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

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base districts from single family residential standard lot (SF-2) district,  
13 community commercial (GR) district, and interim-rural residential (I-RR) district to  
14 community commercial-conditional overlay (GR-CO) combining district on the property  
15 described in Zoning Case No. C14-2007-0039, on file at the Neighborhood Planning and  
16 Zoning Department, as follows:

17  
18 1.715 acre tract of land, more or less, out of the James O. Irvine Survey No. 122,  
19 Abstract 334, situated in Williamson County and being more particularly described  
20 by metes and bounds in Exhibit "A" attached to and incorporated into this  
21 ordinance (the "Property"),

22  
23 locally known as 13265 U.S. Highway 183 North in the City of Austin, Williamson  
24 County, Texas, and generally identified in the map attached as Exhibit "B".

25  
26 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:

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29 A. A site plan or building permit for the Property may not be approved, released,  
30 or issued, if the completed development or uses of the Property, considered  
31 cumulatively with all existing or previously authorized development and uses,  
32 generates traffic that exceeds 2,000 trips per day.

33  
34 B. The following uses are prohibited uses of the Property:

Pawn shop services	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Automotive sales	

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 \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      §  
§  
§

Will Wynn  
Mayor

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

David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk