

ORDINANCE NO _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2600 GARDENIA DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 general commercial services (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No C14-2007-0109, on file at the Neighborhood Planning and Zoning Department, as follows

Lot 71, Kings Village Section 2, Part 1, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 51 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2600 Gardenia Drive, 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

1 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

2 Drive-in service use is prohibited as an accessory use to commercial uses

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code

PART 3 This ordinance takes effect on _____, 2007

PASSED AND APPROVED

ss ss ss

_____, 2007

Will Wynn
Mayor

-APPROVED





ATTEST

David Allan Smith
City Attorney

Shirley A Gentry
City Clerk



ZONING EXHIBIT A

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE# C14 2007 0109
 ADDRESS 2600 GARDENIA DR
 SUBJECT AREA 0.413 ACRES
 GRID L36
 MANAGER S SIRWAITIS



