

**ORDINANCE NO 20070927-092**

**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

- 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 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 October 8, 2007

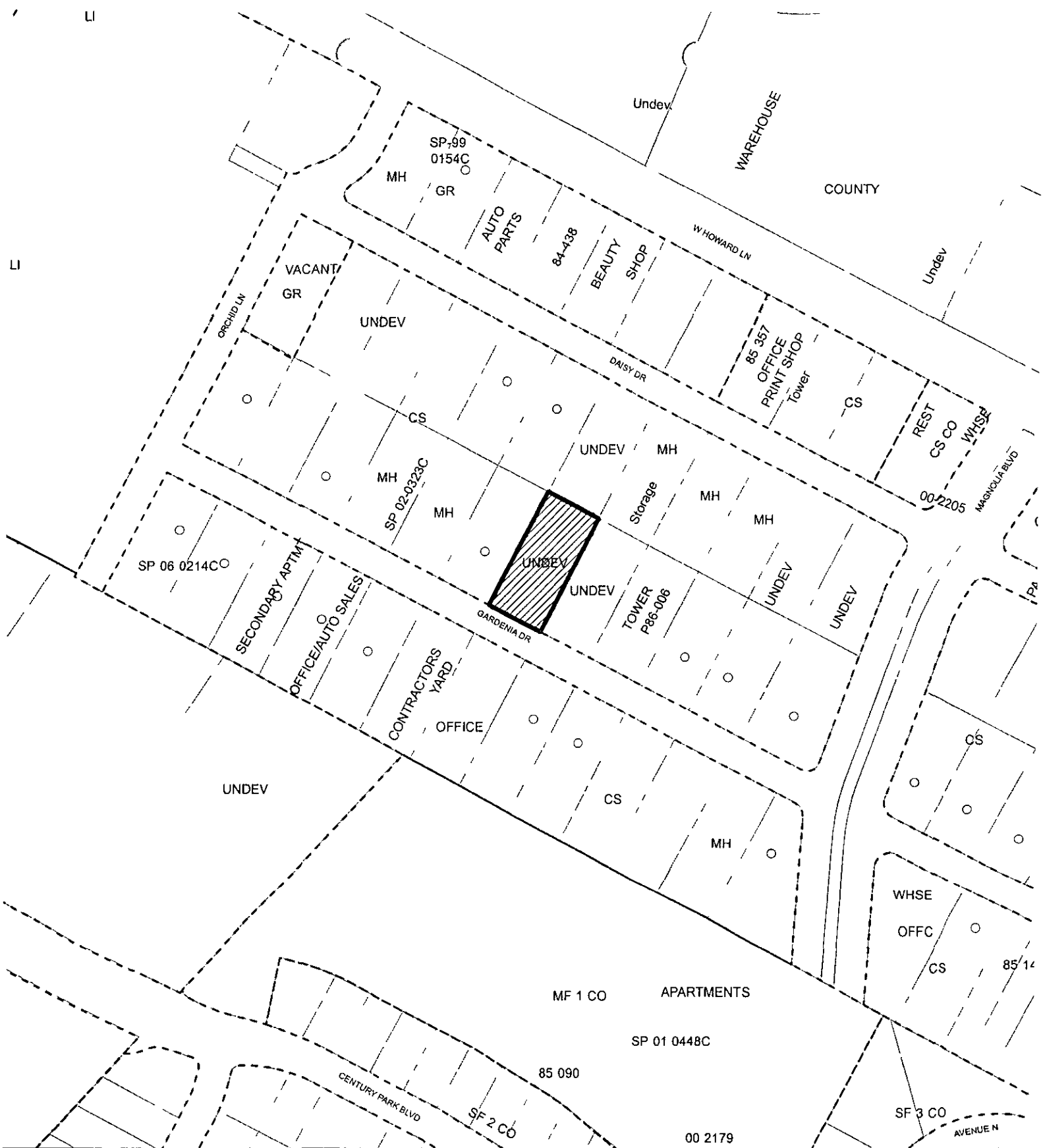
**PASSED AND APPROVED**

\_\_\_\_\_  
September 27, 2007





§  
§  
§  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED** \_\_\_\_\_  
David Allan Smith  
City Attorney

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



1" = 200' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.