

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6111 FM 2244 ROAD FROM SINGLE FAMILY
3 RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from single family residence standard lot (SF-2) district to
10 community commercial-conditional overlay (GR-CO) combining district on the property
11 described in Zoning Case No. C14-2007-0168, on file at the Neighborhood Planning and
12 Zoning Department, as follows:

13
14 Lot 1, Camelot Section Two, Phase Two Subdivision, a subdivision in the City of
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
16 57, Page 94, of the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 6111 FM 2244 Road, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".

20
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:

23
24 A. The following uses are prohibited uses of the Property:

25 Automotive repair services	Automotive rentals
26 Automotive sales	Automotive washing (of any type)
27 Business or trade school	Business support services
28 Blood plasma center	Commercial off-street parking
29 Exterminating services	Funeral sales
30 Hotel-motel	Indoor entertainment
31 Indoor sports and recreation	Outdoor sports and recreation
32 Pawn shop services	Research services
33 Theater	

34
35
36

1 B. A site plan or building permit for the Property may not be approved, released,
2 or issued, if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day.
5

6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the community commercial (GR)
8 base district, and other applicable requirements of the City Code.
9

10 **PART 3.** This ordinance takes effect on _____, 2008.
11

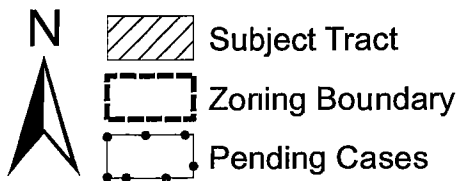
12
13 **PASSED AND APPROVED**
14

15 §
16 §
17 _____, 2008 § _____
18 Will Wynn
19 Mayor
20

21
22 **APPROVED:** _____ **ATTEST:** _____
23 David Allan Smith Shirley A. Gentry
24 City Attorney City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0168
ADDRESS: 6111 FM 2244 RD
SUBJECT AREA: 0.3747 ACRES
GRID: E24
MANAGER: R. HEIL



1" = 400' OPERATOR: S MEEKS

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

C14-2007-0168
Speedy Stop
6111 FM 2244
From SF-2 to GR

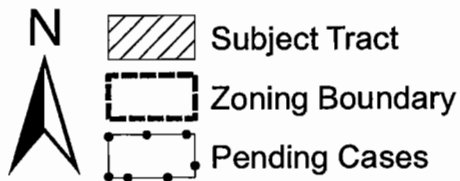
CASTLE RIDGE

2244 TO CAP TX SB

S CAP TX SB TO 2244



ZONING



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