

ORDINANCE NO. 20080110-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6111 FM 2244 ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2007-0168, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 6111 FM 2244 Road, 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. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Business or trade school
Blood plasma center
Exterminating services
Hotel-motel
Indoor sports and recreation
Pawn shop services
Theater

Automotive rentals
Automotive washing (of any type)
Business support services
Commercial off-street parking
Funeral sales
Indoor entertainment
Outdoor sports and recreation
Research services

- B. 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.

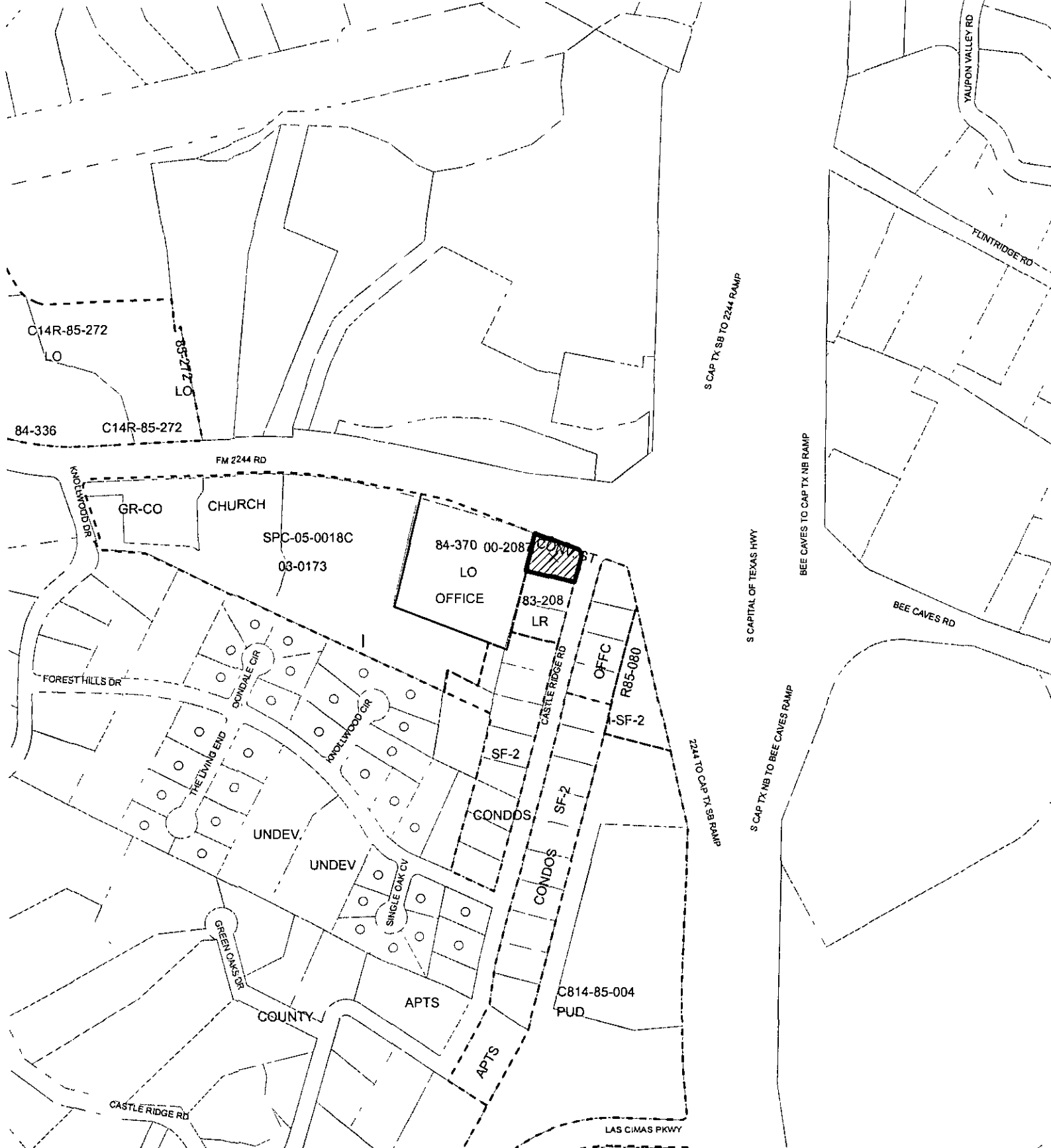
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 21, 2008.

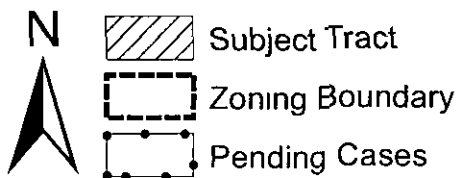
PASSED AND APPROVED

_____, January 10, 2008 §
§
§ _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
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