ORDINANCE NO.	
	<del></del>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12633 RESEARCH BOULEVARD AKA U.S. HIGHWAY 183 SERVICE ROAD NORTHBOUND, FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0026, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 3, MRI Systems Corporation Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 64, Page 6, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12633 Research Boulevard aka U.S. Highway 183 Service Road Northbound, 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. The following uses are prohibited uses of the Property:

Commercial blood plasma center Limited warehousing and distribution

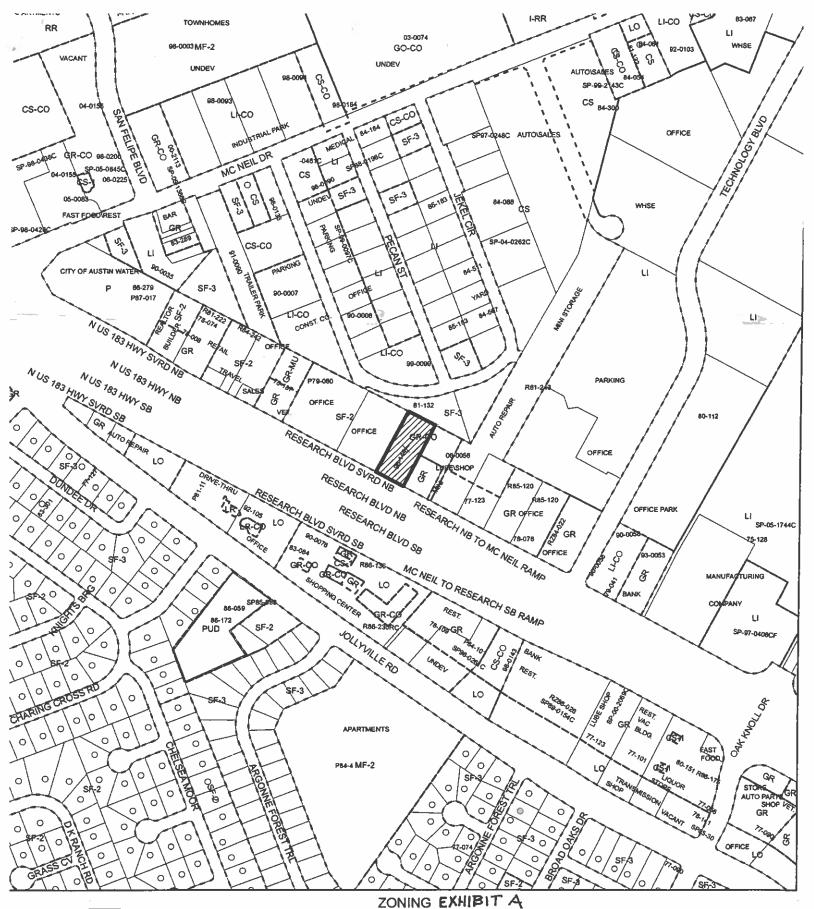
Pawn shop services

Draft: 3/25/2008

Page 1 of 2

COA Law Department

PART 3. This c	ordinance takes effect on			_, 200
ASSED AND	APPROVED			
<u></u>	, 2008	§ § 8		
		3	Will Wynn Mayor	
.PPROVED: _		_ATTEST:		
	David Allan Smith City Attorney		Shirley A. Gentry City Clerk	·.





SUBJECT TRACT

ZONING BOUNDARY



ZONING CASE#: C14-2008-0026

ADDRESS: 12633 RESEARCH BLVD NB

SUBJECTAREA: 0.89 ACRES

