

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 12633 RESEARCH BOULEVARD AKA U.S.
3 HIGHWAY 183 SERVICE ROAD NORTHBOUND, FROM COMMUNITY
4 COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-
5 CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial (GR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2008-0026, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 Lot 3, MRI Systems Corporation Subdivision, a subdivision in the City of Austin,
16 Travis County, Texas, according to the map or plat of record in Plat Book 64, Page
17 6, of the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 12633 Research Boulevard aka U.S. Highway 183 Service Road
20 Northbound, in the City of Austin, Travis County, Texas, and generally identified in the
21 map attached as Exhibit "A".
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

26 A. A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.
30

31 B. The following uses are prohibited uses of the Property:
32

33 Commercial blood plasma center
34 Limited warehousing and distribution
35

Pawn shop services

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the general commercial services
3 (CS) base district, and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2008.
6
7

8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2008 § _____
13 Will Wynn
14 Mayor
15
16

17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk

