

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED 3133 EAST STATE HIGHWAY 71 WESTBOUND AND
3 CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY
4 RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY
5 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 interim single family residence standard lot (I-SF-2) district
11 to community commercial-conditional overlay (GR-CO) combining district on the property
12 described in Zoning Case No. C14-2008-0244, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 Lots 1-4, Block B, A. L. Royster Addition, a subdivision in the City of Austin,
16 Travis County, Texas, according to the map or plat of record in Volume 4, Page,
17 240, of the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 3133 East State Highway 71 Westbound, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "A".
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22 PART 2. The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
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25 A. A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
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30 B. The following uses are prohibited uses of the Property:
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32 Automotive repair services Automotive washing (of any type)
33 Pawn shop services
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35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the community commercial (GR)
37 base district, and other applicable requirements of the City Code.

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PART 3. This ordinance takes effect on _____, 2009.

PASSED AND APPROVED

_____, 2009 §
 §
 §

Will Wynn
Mayor

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



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2008-0244
ADDRESS: 3133 E SH 71 WB
SUBJECT AREA: 0.700 ACRES
GRID: P17
MANAGER: W. RHOADES

EXHIBIT A



1" = 400'

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.