

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8919 BRODIE LANE FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 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-conditional overlay (GR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2009-0111, on file at the
13 Planning and Development Review Department, as follows:

14
15 Lot 1B, Harris Ranch II, a replat of Lots 1-5, Harris Ranch Subdivision, a
16 subdivision in the City of Austin, Travis County, Texas, according to the map or
17 plat of record in Document No. 200800234, of the Official Public Records of
18 Travis County, Texas (the "Property"),

19
20 locally known as 8919 Brodie Lane, in the City of Austin, Travis County, Texas, and
21 generally identified in the 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. The following uses are prohibited uses of the Property:

27
28 Automotive rentals Automotive repair services
29 Automotive sales Automotive washing (of any type)
30 Guidance services Off-site accessory parking
31 Pawn shop services Service station
32

33 B. A restaurant use with a drive-in service use as an accessory use is limited to
34 3,500 square feet.
35

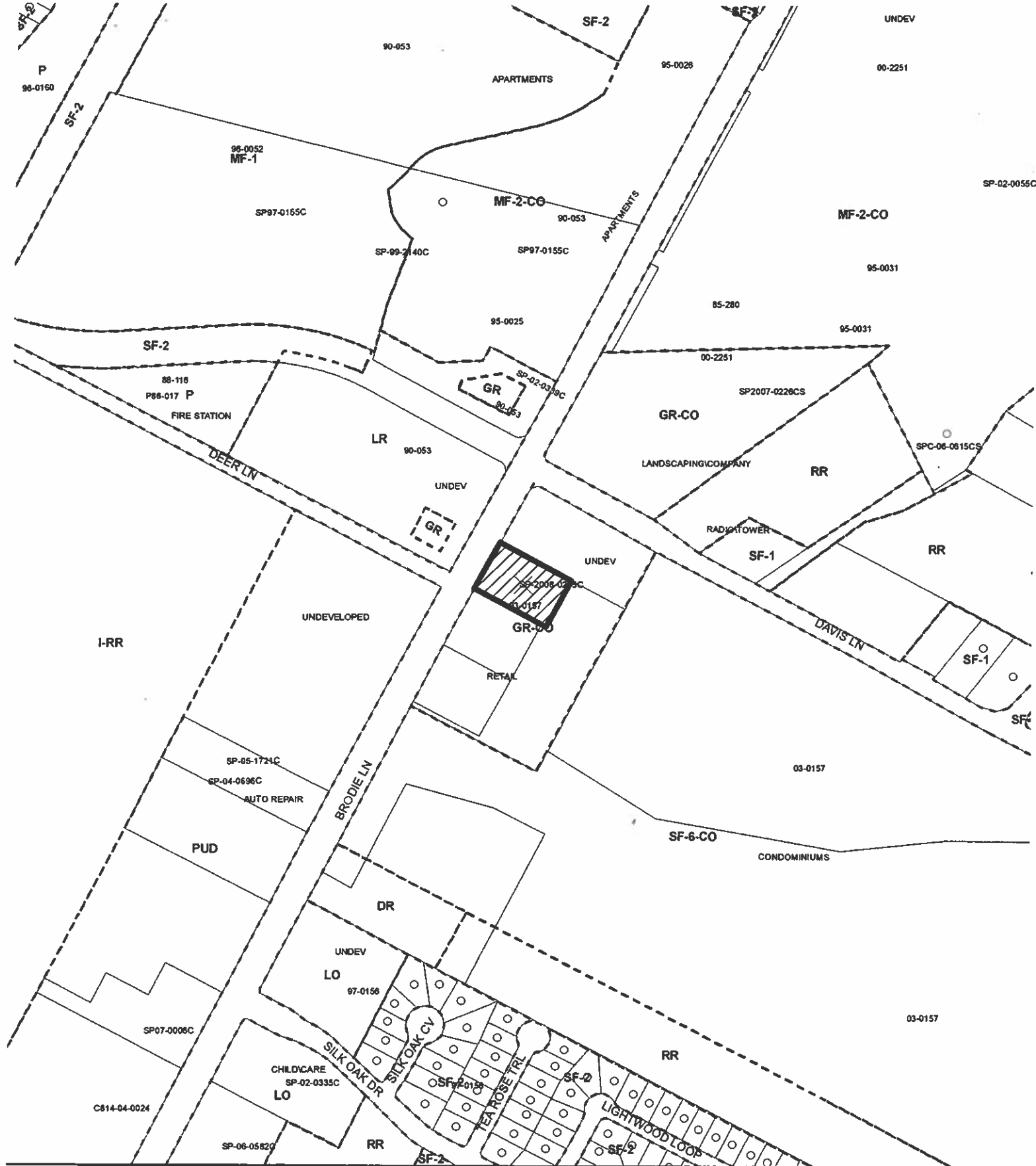
1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the community commercial (GR)
3 base district, and other applicable requirements of the City Code.


4
5 **PART 3.** This ordinance takes effect on _____, 2009.

6
7
8 **PASSED AND APPROVED**


9
10 §
11 §
12 _____, 2009 § _____
13 Lee Leffingwell
14 Mayor


15
16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk






1" = 400'

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

ZONING *EXHIBIT A*

ZONING CASE#:	C14-2009-0111
ADDRESS:	8919 BRODIE LANE
SUBJECT AREA:	0.95 ACRES
GRID:	D16
MANAGER:	W. RHOADES

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.