

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8610 NORTH MOPAC EXPRESSWAY
3 SOUTHBOUND FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL
4 OVERLAY (LR-CO) COMBINING 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:
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 neighborhood commercial-conditional overlay (LR-CO)
11 combining district to community commercial-conditional overlay (GR-CO) combining
12 district on the property described in Zoning Case No. C14-2010-0164, on file at the
13 Planning and Development Review Department, as follows:
14

15 A 0.973 acre (42,399 sq. ft.) tract of land, more or less, out of the James P.
16 Wallace Survey No. 18, Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),
19

20 locally known as 8610 North MoPac Expressway Southbound, in the City of Austin, Travis
21 County, Texas, and generally identified in the map attached as Exhibit "B".
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 pawn shop services use is a prohibited use of the Property.
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28 B. A site plan or building permit for the Property may not be approved, released, or
29 issued, if the completed development or uses of the Property, considered
30 cumulatively with all existing or previously authorized development and uses,
31 generate traffic that exceeds 2,000 trips per day.
32

33 Except as otherwise specifically restricted under this ordinance, the Property may be
34 developed and used in accordance with the regulations established for the community
35 commercial (GR) base district, and other applicable requirements of the City Code.
36
37

PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk