ORDINANCE NO. <u>20110113-048</u>

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12408 NORTH MOPAC EXPRESSWAY SERVICE ROAD SOUTH BOUND FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 commercial-liquor sales-conditional overlay (CS-1-CO) on the property described in Zoning Case No. C14-2010-0167, on file at the Planning and Development Review Department, as follows:

> Lot 1, Great Wall Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, on Page 353 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12408 North Mopac Expressway Service Road South Bound 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:
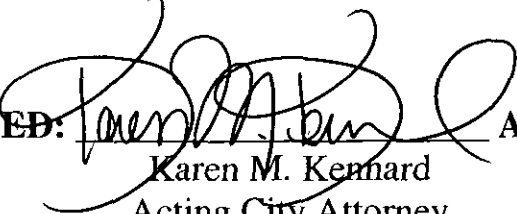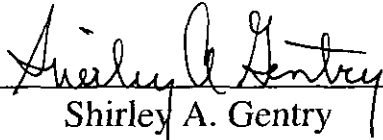
> Adult oriented businesses use is a prohibited use of the Property.
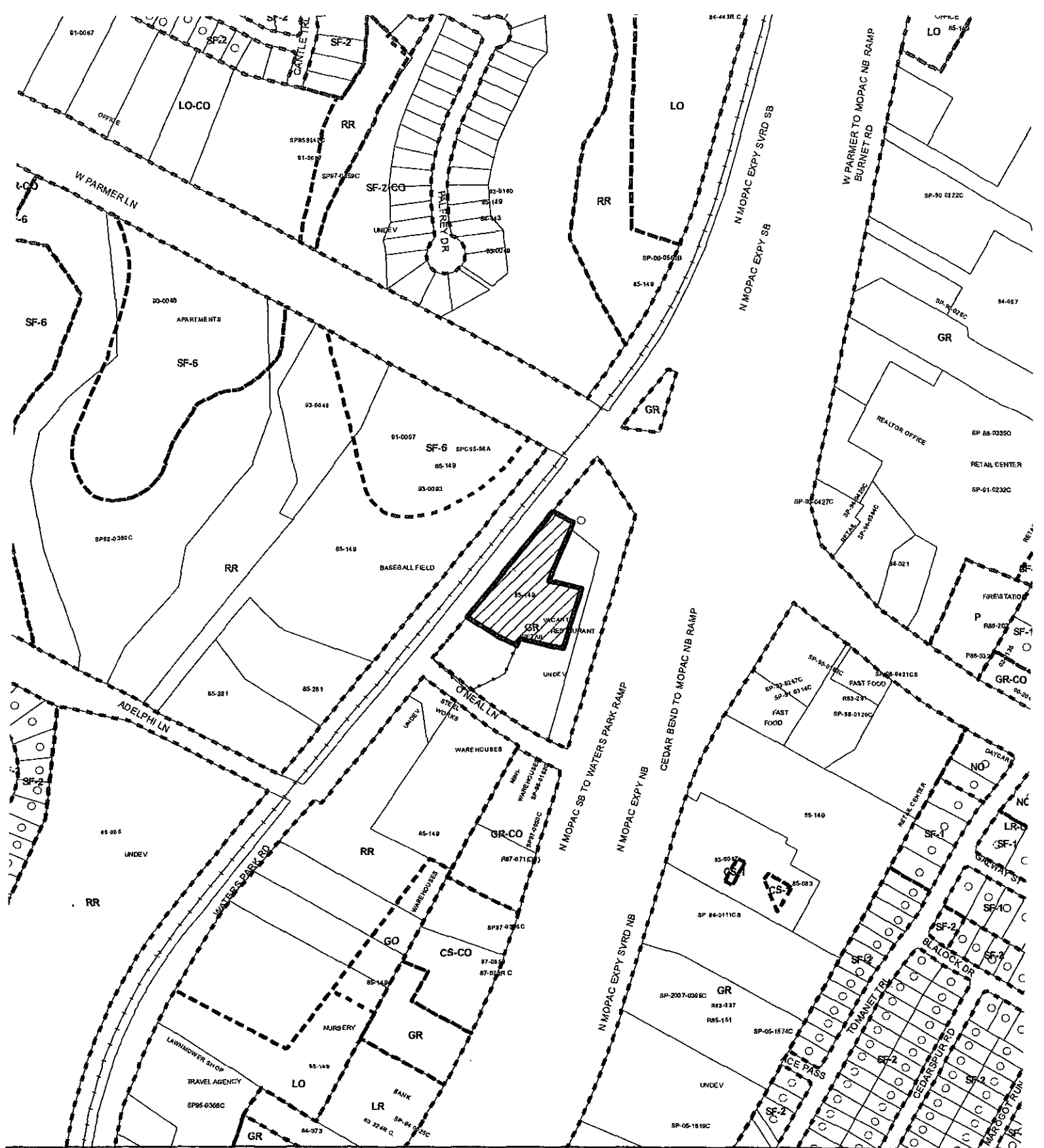
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on January 24, 2011.

PASSED AND APPROVED

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§
§

January 13   , 2011

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk

ZONING

Exhibit A

ZONING CASE#: C14-2010-0167
LOCATION: 12408 N MOPAC EXPY SVRD SB
SUBJECT AREA: 1.835 ACRES
GRID: L35
MANAGER: SHERRI SIRWAITIS

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN · FOUNDED 1839