

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8901, 8903, AND 8905 FM 969 ROAD FROM**
3 **DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY**
4 **COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to community commercial-
10 conditional overlay (GR-CO) combining district on the property described in Zoning Case
11 No. C14-2011-0092, on file at the Planning and Development Review Department, as
12 follows:
13

14 Lots 6, 7, and a part of Lot 8, Pauls Triangle Subdivision, a subdivision in the City
15 of Austin, Travis County, Texas, according to the map or plat of record in Plat
16 Book 29, Page 46, Plat Records of Travis County, Texas, Save and Except a
17 portion of Lot 8 described as follows:
18

19 Beginning at the Southeast corner of Lot 8 adjacent to Travis State School; Thence
20 N 60 deg 0' E, a distance of 26.61 feet to the southeast corner of Lot No. 4; Thence
21 in a westerly direction along the south boundary line of Lots 4 and 5, a distance of
22 109.5 feet; Thence S 60 deg 0' W to the intersection of the Travis State School
23 fence; Thence S 58 deg 41' E to the point of beginning of the portion of Lot No. 8
24 excepted from the tracts described in this ordinance (the "Property"),
25

26 locally known as 8901, 8903, and 8905 FM 969 Road, in the City of Austin, Travis
27 County, Texas, and generally identified in the map attached as Exhibit "A".
28

29 **PART 2.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
31

32 A site plan or building permit for the Property may not be approved, released, or
33 issued, if the completed development or uses of the Property, considered cumulatively with
34 all existing or previously authorized development and uses, generate traffic that exceeds
35 2,000 trips per day.
36

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

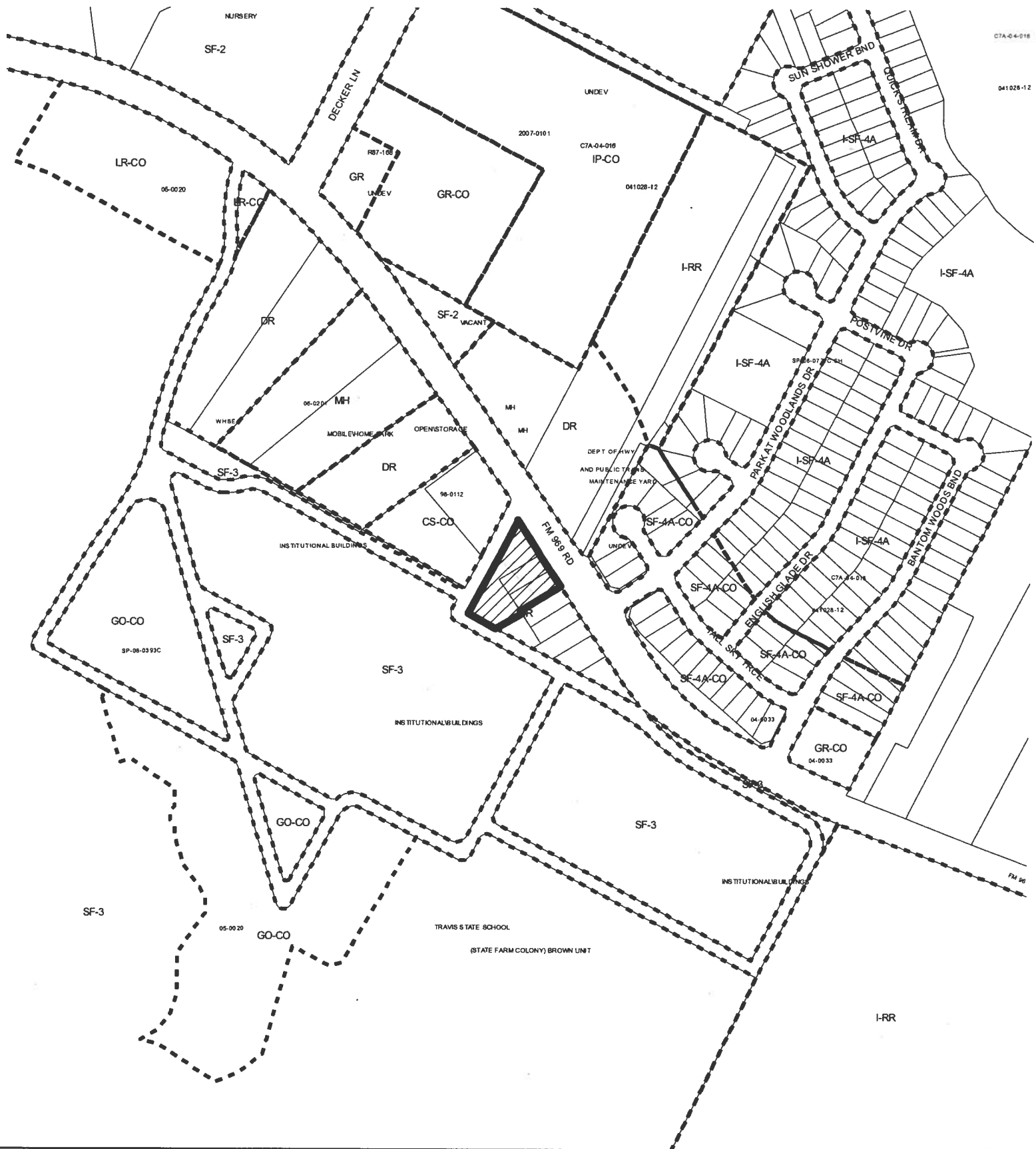
PART 3. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

_____, 2011

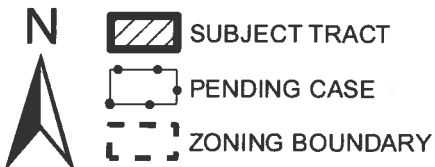
Lee Leffingwell
Mayor

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



ZONING

ZONING CASE#: C14-2011-0092
 LOCATION: 8901, 8903, 8905 FM 969
 SUBJECT AREA: 1.197 ACRES
 GRID: P22-23
 MANAGER: JERRY RUSTHOVEN



1"=400'

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.

