

ORDINANCE NO. 20131212-111

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10819 FARM TO MARKET 2222 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL -CONDITIONAL OVERLAY (GR-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 and limited office (LO) district to community commercial -conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2013-0109, on file at the Planning and Development Review Department, as follows:

Lot 7A, Resubdivision of Lot 1, River Place Center, Lot 1, Block A, Four Points South, and Lot 1, Block "A", River Place at 2222 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in in Document No. 200800201 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10819 Farm to Market 2222 Road 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:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,100 trips per day.
- B. Drive-in service use is prohibited as an accessory use to commercial uses on the Property.
- C. The following uses are prohibited uses of the Property:

Custom manufacturing

Alternative financial services

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection facility
Food sales
General retail services (convenience)
Off-site accessory parking
Pedicab storage and dispatch

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Exterminating services
Funeral services
Guidance services
Pawn shop services
Service station

Except as 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.

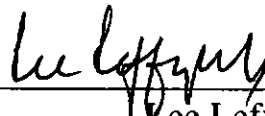
PART 3. This ordinance takes effect on December 23, 2013.

PASSED AND APPROVED

December 12

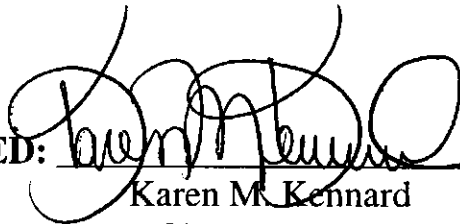
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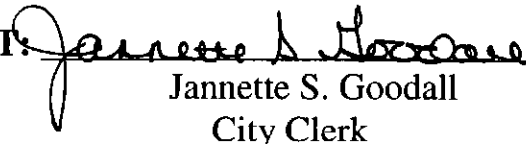
Lee Leffingwell
Mayor

APPROVED:

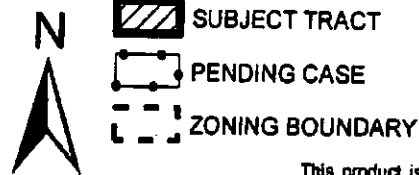
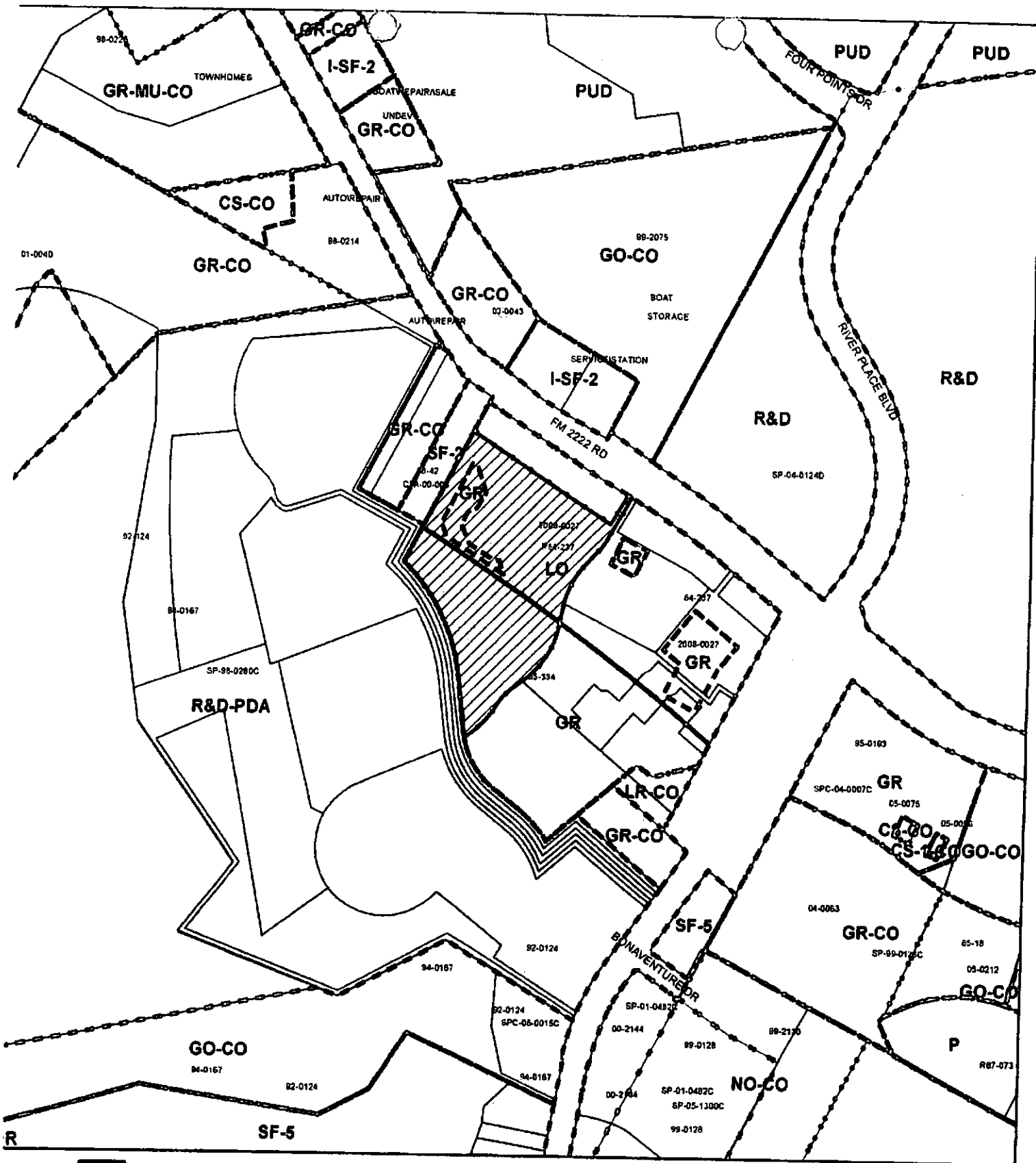


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



ZONING CASE **C14-2013-0109**

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geograp by the City of Austin regarding specific accuracy or completeness.

Exhibit A

