

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 12852 U.S. HIGHWAY 183 NORTH FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY
4 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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

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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. C14-04-0092, on file at the Neighborhood Planning and Zoning Department, as
12 follows:

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14 Lot 2, Town and Country Village Addition Section 3, Phase 1 Subdivision, a
15 subdivision in the City of Austin, Williamson County, Texas, according to the map
16 or plat of record in Cabinet D, Slides 313-314, of the Official Public Records of
17 Williamson County, Texas, (the "Property")

18
19 locally known as 12852 U.S. Highway 183 North, in the City of Austin, Williamson
20 County, Texas, and generally identified in the map attached as Exhibit "A".

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

- 24
25 1. A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day above the trips generated by the existing or approved
29 development.
30
31 2. Pawn shop services use is a prohibited use of the Property.

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33 Except as specifically restricted under this ordinance, the Property may be developed and
34 used in accordance with the regulations established for the community commercial (GR)
35 base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2004.

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3
4 **PASSED AND APPROVED**

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8 _____, 2004

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9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk

