

**ORDINANCE NO. 20050804-041**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6208 BURNS STREET IN THE HIGHLAND NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No C14-04-0012 003, on file at the Neighborhood Planning and Zoning Department, as follows.

Lot 2, Edgar S. Daugherty Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 53, Page 38, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 6208 Burns Street, located in the Highland neighborhood plan area, 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.

1. Drive-in service is prohibited as an accessory use to a commercial use.

2 The following uses are prohibited uses of the Property:

Automotive rentals  
Automotive repair services  
Commercial off-street parking  
Exterminating services  
Outdoor entertainment  
Pawn shop services

Automotive sales  
Automotive washing (of any type)  
Drop off recycling collection facility  
Off-site accessory parking  
Outdoor sports and recreation  
Plant nursery

Service station  
Restaurant (limited)  
Research services

Restaurant (general)  
Indoor sports and recreation  
Indoor entertainment

- 3 Vehicular access from the Property to Burns Street is prohibited All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.


**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No 040513-33B that established the Highland neighborhood plan combining district

**PART 4.** This ordinance takes effect on August 15, 2005.

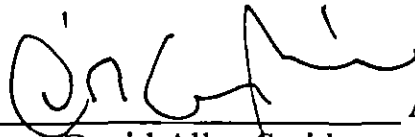
**PASSED AND APPROVED**

August 4, 2005

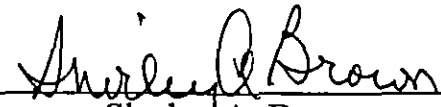
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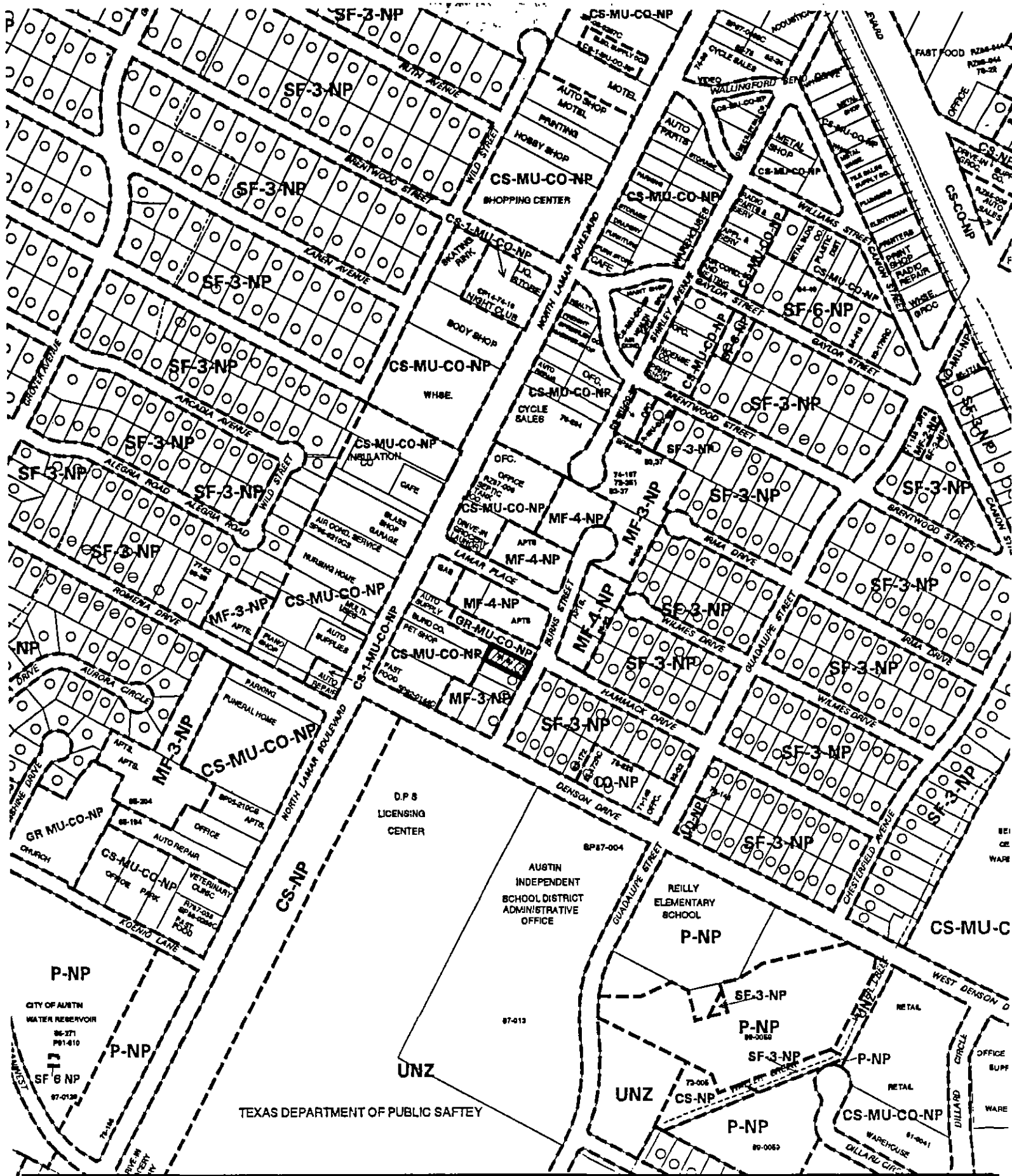
  
Will Wynn  
Mayor

APPROVED:

  
David Allan Smith  
City Attorney

ATTEST:

  
Shirley A. Brown  
City Clerk



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR A BEAUDET

CASE # C14-04-0012 003  
ADDRESS 6208 BURNS ST  
SUBJECT AREA (acres) 0.174

ZONING EXHIBIT A

DATE 05-04

INTLS SM

CITY GRID  
REFERENCE  
NUMBER  
K27