

**ORDINANCE NO. 20060309-Z005**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6612 SITIO DEL RIO BOULEVARD FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING 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 general office-conditional overlay (GO-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0212, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4, Block A, Twenty-Two Twenty-Two Business Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 100, Pages 170-172, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6612 Sitio Del Rio Boulevard, 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. A building or structure constructed beyond 1000 feet from F.M. 2222, and which is used for those office uses permitted in a general office (GO) zoning district under this ordinance, may not exceed 40 feet in height.
2. 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 2,000 trips per day.

3. The following uses are prohibited uses of the Property:

Automotive rentals  
Automotive sales  
Bail bond services  
Consumer convenience services  
Custom manufacturing  
Exterminating services  
Food preparation  
General retail sales (general)  
Hotel-motel  
Indoor sports and recreation  
Outdoor sports and recreation  
Pet services  
Research services  
Restaurant (general)

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Consumer repair services  
Drop-off recycling collection facility  
Financial services  
Funeral services  
General retail sales (convenience)  
Indoor entertainment  
Outdoor entertainment  
Pawn shop services  
Plant nursery  
Service station  
Theater

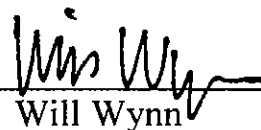
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 20, 2006.

**PASSED AND APPROVED**

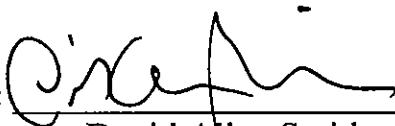
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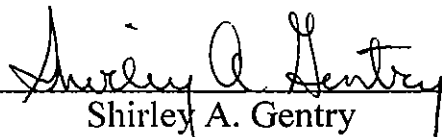
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

