

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8565 RESEARCH BOULEVARD NORTHBOUND IN
3 THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA
4 FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP)
5 COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL
6 OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT.
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from community commercial-neighborhood plan (GR-NP)
12 combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-
13 1-CO-NP) combining district on the property described in Zoning Case No. C14-2009-
14 0163, on file at the Planning and Development Review Department, as follows:
15

16 Lot 1, Leon A. Schmidt Addition, a subdivision in the City of Austin, Travis
17 County, Texas, according to the map or plat of record in Plat Book 81, Page 314,
18 Plat Records of Travis County, Texas; Save and Except 0.012 acres, more or less,
19 being the portion awarded to State of Texas, by instrument recorded in Volume
20 12423, Page 597, of the Real Property Records of Travis County, Texas (the
21 "Property"),
22

23 locally known as 8565 Research Boulevard Northbound, in the City of Austin, Travis
24 County, Texas, and generally identified in the map attached as Exhibit "A".
25

26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 commercial-liquor sales (CS-1) base district, and other applicable requirements of the City
29 Code.
30

31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33

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

1
2
3 **PART 4.** The Property is subject to Ordinance No. 01524-94 that established the North
4 Austin Civic Association neighborhood plan combining district.

5
6 **PART 5.** This ordinance takes effect on _____, 2010.
7

8
9 **PASSED AND APPROVED**

10
11 §
12 §
13 §

14 _____, 2010

15 Lee Leffingwell
16 Mayor

17
18 **APPROVED:** _____

19 David Allan Smith
20 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

 **SUBJECT TRACT** **ZONING BOUNDARY** **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0163
ADDRESS: 8565 RESEARCH BLVD NB
SUBJECT AREA: 0.3328 ACRES
GRID: K30
MANAGER: S. SIRWAITIS


$$1'' = 400'$$

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.