ORDINANCE	NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13505 NORTH F.M. 620 ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2009-0110, on file at the Planning and Development Review Department, as follows:

Lot 1, Brandon Acres Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet J, Slides 195-197, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 13505 North F.M. 620 Road, in the City of Austin, Williamson 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:

The following uses are prohibited uses of the Property:

Automotive sales

Commercial off-street parking

Exterminating services

Pawn shop services

Congregate living

Group home, Class I (limited)

Residential treatment

Bail bond services

Drop-off recycling collection facility

Off-site accessory parking

Personal improvement services

Group home Class I (general)

Group home, Class II

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.

Draft: 2/26/2010

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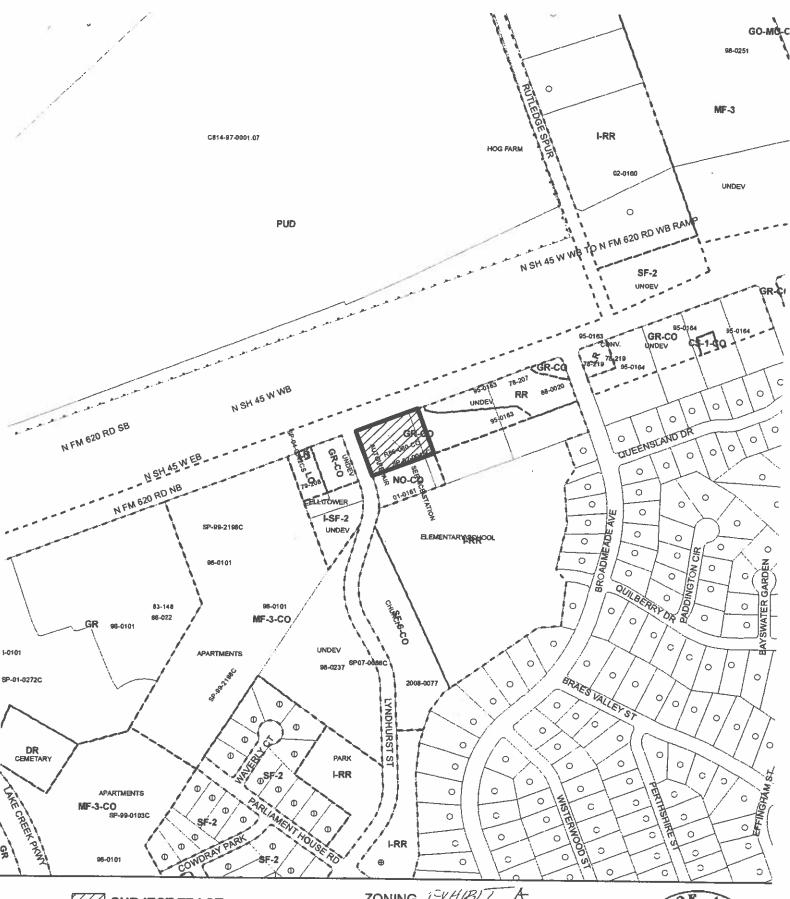
COA Law Department

PART 3. This ordinance takes effect on	, 2010.
PASSED AND APPROVED	§ §
	Lee Leffingwell Mayor
APPROVED: David Allan Smith City Attorney	Shirley A. Gentry City Clerk

Draft: 2/26/2010

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COA Law Department





SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING WHIBIT

C14-2009-0110 **ZONING CASE#:** ADDRESS: 13505 N FM 620 RD

SUBJECT AREA: **1.283 ACRES**

GRID: **G39**

MANAGER: S. SIRWAITIS

