

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13505 NORTH F.M. 620 ROAD FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)
5 COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from commercial-conditional overlay (GR-CO) combining district
11 to community commercial-conditional overlay (GR-CO) combining district on the property
12 described in Zoning Case No. C14-2009-0110, on file at the Planning and Development
13 Review Department, as follows:
14

15 Lot 1, Brandon Acres Subdivision, a subdivision in the City of Austin, Williamson
16 County, Texas, according to the map or plat of record in Cabinet J, Slides 195-197,
17 of the Official Public Records of Williamson County, Texas (the "Property"),
18

19 locally known as 13505 North F.M. 620 Road, in the City of Austin, Williamson County,
20 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 The following uses are prohibited uses of the Property:
26

27 Automotive sales	Bail bond services
28 Commercial off-street parking	Drop-off recycling collection facility
29 Exterminating services	Off-site accessory parking
30 Pawn shop services	Personal improvement services
31 Congregate living	Group home Class I (general)
32 Group home, Class I (limited)	Group home, Class II
33 Residential treatment	

34

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

1
2 **PART 3.** This ordinance takes effect on _____, 2010.
3

4
5 **PASSED AND APPROVED**
6

7 §
8 §
9 _____, 2010 § _____
10

11 Lee Leffingwell
12 Mayor
13

14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk

MF-3

CB14-87-0001.07

HOG FARM

I-RR

02-0160

UNDEV

PUD

N SH 45 W WB TO N FM 620 RD WB RAMP

SF-2
UNDEV

N FM 620 RD SB

N SH 45 W WB

N SH 45 W EB
N FM 620 RD NB

SP-99-2198C

96-0101

GR 96-0101

83-148
96-022

I-0101

SP-01-0272C

MF-3-CO

APARTMENTS

SP-99-2198C

UNDEV

98-0237

SP-07-0086C

2008-0077

CHURCH CO
LYNDHURST ST

I-RR

DR
CEMETARY

APARTMENTS

MF-3-CO
SP-99-0103C

96-0101

WAVERTY CT

SF-2

SF-2

SF-2

PARK

I-RR

PARLIAMENT HOUSE RD

COWDRAY PARK

ELEMENTARY SCHOOL

GR-CO

RR

88-0020

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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0110
 ADDRESS: 13505 N FM 620 RD
 SUBJECT AREA: 1.283 ACRES
 GRID: G39
 MANAGER: S. SIRWAITIS



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.

1" = 400'