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.
PART 3. This ordinance takes effect on ______________________, 2010.

PASSED AND APPROVED

_________________________________________, 2010

Lee Leffingwell
Mayor

APPROVED: ___________________________
David Allan Smith
City Attorney

ATTEST: ___________________________
Shirley A. Gentry
City Clerk
SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MECKS

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.