ORDINANCE NO. 20101118-075

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 community 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 November 29, 2010.

PASSED AND APPROVED

November 18, 2010

Lee Leffingwell
Mayor

Karen M. Kennard
Acting City Attorney

Shirley A. Gentry
City Clerk