

**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	Bail bond services
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Off-site accessory parking
Pawn shop services	Personal improvement services
Congregate living	Group home Class I (general)
Group home, Class I (limited)	Group home, Class II
Residential treatment	

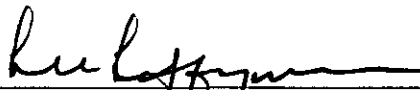
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 29, 2010.

**PASSED AND APPROVED**

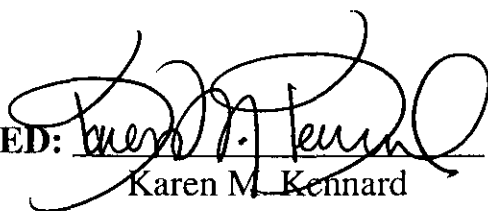
November 18, 2010

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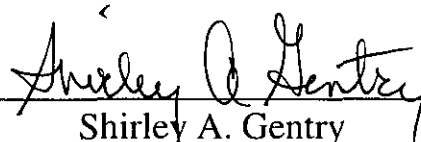
Lee Leffingwell  
Mayor

**APPROVED:**

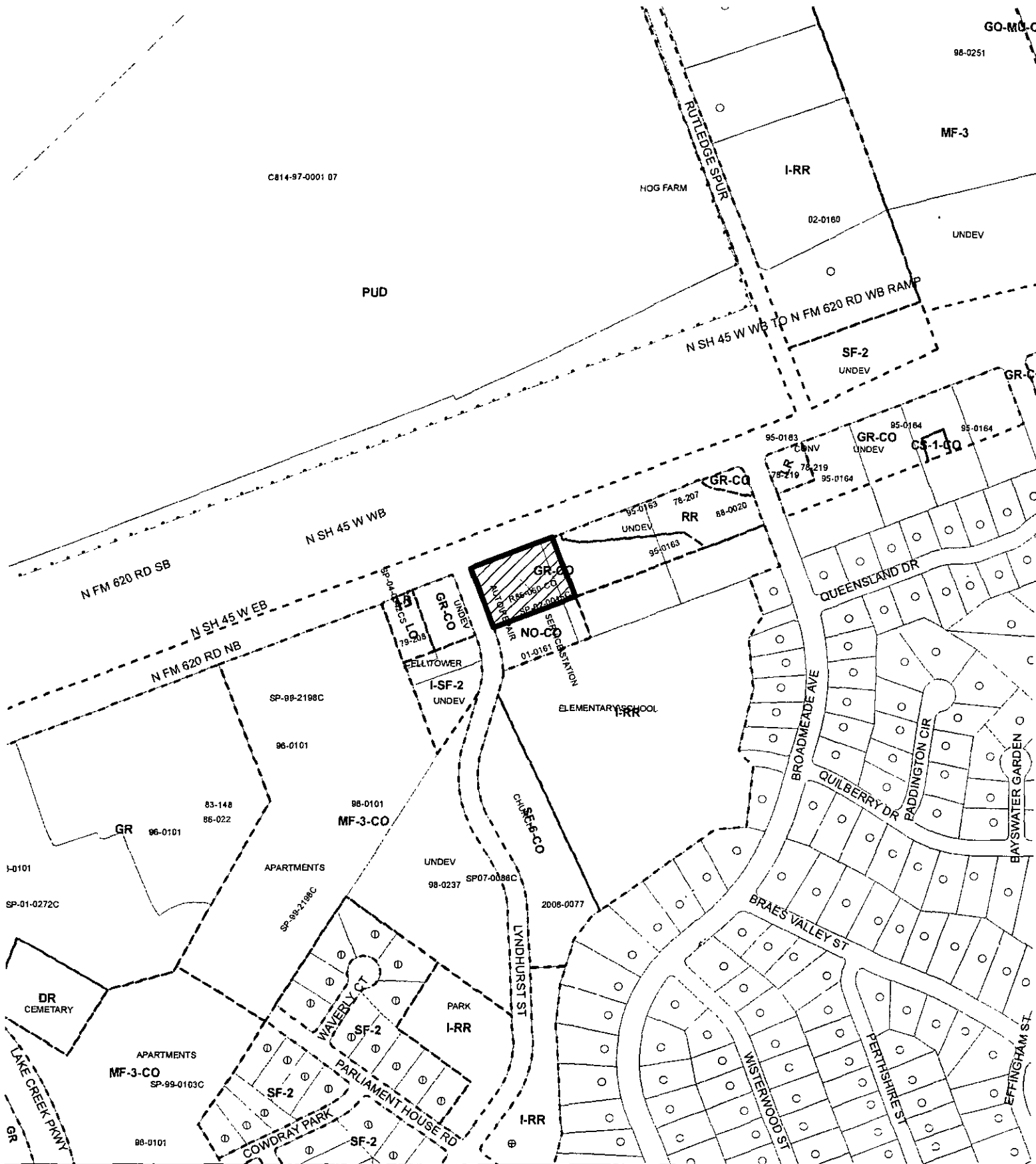


Karen M. Kennard  
Acting City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



**N**

**SUBJECT TRACT**

**ZONING BOUNDARY**

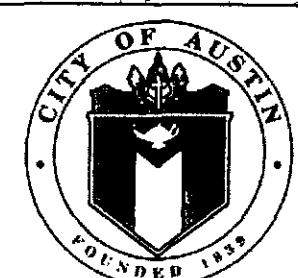
**PENDING CASE**

**1" = 400'**

**ZONING EXHIBIT A**

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

**OPERATOR: S. MEEKS**



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