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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10601 FM 2222 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-24.91 of the City Code is amended to change the base district from community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0075, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.092 acre (3,991 square feet) tract of land, more or less, out of Lot 1, Block A, Twenty-Two Twenty-Two Business Park Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10601 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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:

Pawn shop services
Campground
Consumer convenience services
Drop-off recycling center
Equipment repair services
Kennels
Off-site accessory parking
Vehicle storage
General warehousing and distribution
Transportation terminal

Agricultural sales and services
Commercial blood plasma center
Convenience storage
Electronic prototype assembly
Equipment sales
Monument retail sales
Plant nursery
Veterinary services
Transitional housing

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

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5 **PART 3.** This ordinance takes effect on _____, 2005.

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8 **PASSED AND APPROVED**

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11 _____, 2005

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13 Will Wynn
14 Mayor

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17 **APPROVED:**

18 David Allan Smith
19 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

