

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 COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2491 of the City Code is amended to change the base district from community commercial (GR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0076, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.065 acre (2,823 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  
Cocktail lounge

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

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6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2005.

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9 **PASSED AND APPROVED**

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12 \_\_\_\_\_, 2005

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§  
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14 Will Wynn  
15 Mayor

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18 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

19 David Allan Smith  
20 City Attorney

Shirley A. Brown  
City Clerk

