

ORDINANCE NO. 050217-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6532-6534 SOUTH CONGRESS AVENUE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT, AND GENERAL COMMERCIAL SERVICES (CS) 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 neighborhood commercial (LR) district, community commercial (GR) district, and general commercial services (CS) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0205, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, D. Edward Moore Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 82, Page 348, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 6532-6534 South Congress Avenue, in the City of Austin, Travis 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
Pawn shop services

Automotive washing (of any type)

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 February 28, 2004.

PASSED AND APPROVED

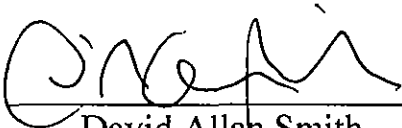
February 17, 2004

§
§
§



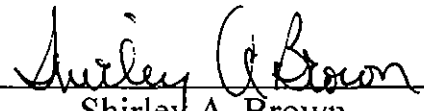
Will Wynn
Mayor

APPROVED:

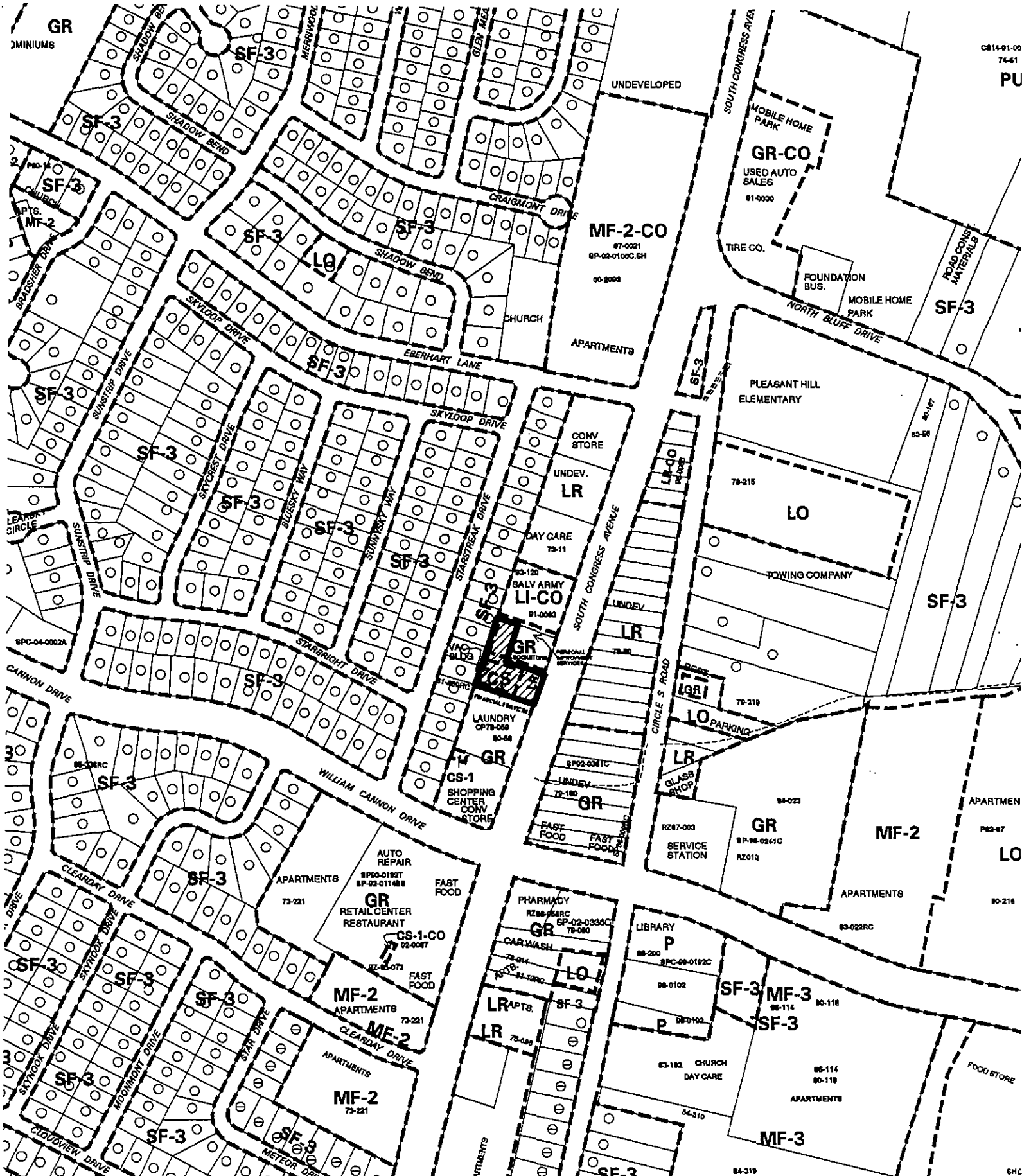


David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-04-0205 ADDRESS: 8532-8534 S CONGRESS AVE SUBJECT AREA (acres): 0.682	DATE: 05-01 INTLS: SM	CITY GRID REFERENCE NUMBER G16
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				