AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6208 BURNS STREET IN THE HIGHLAND NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) 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 multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0012 003, on file at the Neighborhood Planning and Zoning Department, as follows.

Lot 2, Edgar S. Daugherty Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 53, Page 38, of the Plat Records of Travis County, Texas, (the “Property”)

locally known as 6208 Burns Street, located in the Highland neighborhood plan area, 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.

1. Drive-in service is prohibited as an accessory use to a commercial use.

2. The following uses are prohibited uses of the Property:

   Automotive rentals  Automotive sales
   Automotive repair services  Automotive washing (of any type)
   Commercial off-street parking  Drop off recycling collection facility
   Exterminating services  Off-site accessory parking
   Outdoor entertainment  Outdoor sports and recreation
   Pawn shop services  Plant nursery
Service station
Restaurant (general)
Restaurant (limited)
Indoor sports and recreation
Research services
Indoor entertainment

3 Vehicular access from the Property to Burns Street is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No 040513-33B that established the Highland neighborhood plan combining district

PART 4. This ordinance takes effect on August 15, 2005.

PASSED AND APPROVED

August 4, 2005

Will Wynn
Mayor

APPROVED:
David Allan Smith
City Attorney

ATTEST:
Shirley A Brown
City Clerk