

ORDINANCE NO. 20130523-091

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13620-13700 NORTH FM 620 ROAD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT AND GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 multifamily residence medium density (MF-3) district and general office-mixed use-conditional overlay (GO-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0036, on file at the Planning and Development Review Department, as follows:

Lot 1, Section 1 & 2, Block A, PAR 620 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 2001080635 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 13620-13700 North FM 620 Road 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:

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

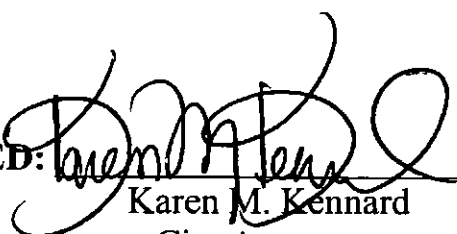
Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Consumer convenience services	Outdoor sports and recreation
Pawn shop services	Community recreation (public)
Community recreation (private)	Congregate living
Cultural services	Off-site accessory parking
Residential treatment	Bail bonds
Commercial off-street parking	Consumer repair services

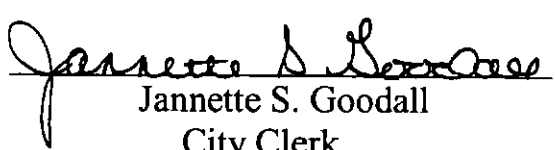
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

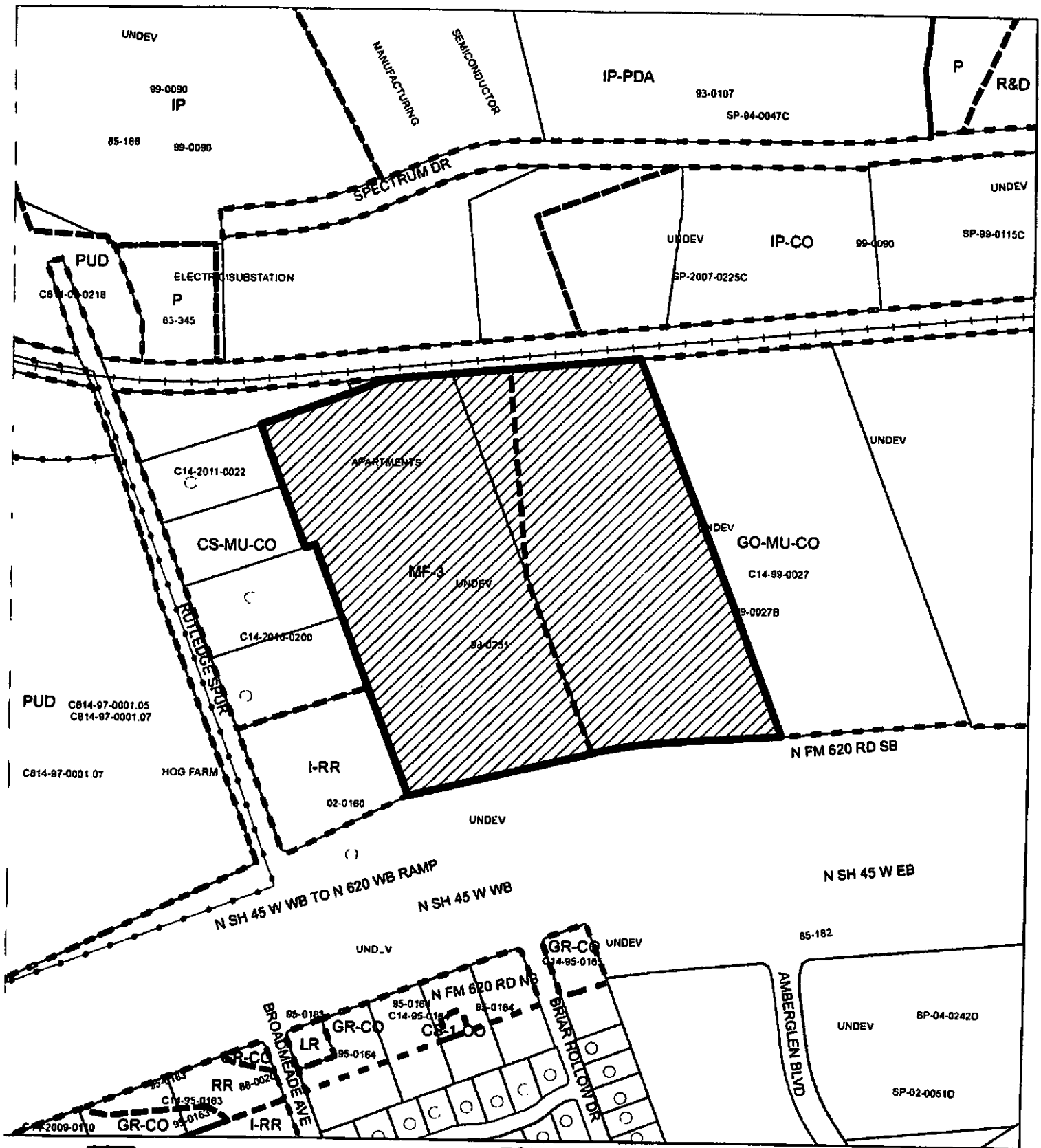
PART 3. This ordinance takes effect on June 3, 2013.

PASSED AND APPROVED

_____, 2013 §
May 23 §
Lee Leffingwell
Mayor

APPROVED:  Karen M. Kennard
City Attorney

ATTEST:  Jannette S. Goodall
City Clerk



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0036

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A