

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 8800 FM 969 FROM MOBILE HOME RESIDENCE**
3 **(MH) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2)**
4 **DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL**
5 **OVERLAY (GR-MU-CO) COMBINING DISTRICT.**
6

7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from mobile home residence (MH) district and single family
11 residence standard lot (SF-2) district to community commercial-mixed use-conditional
12 overlay (GR-MU-CO) combining district on the property described in Zoning Case No.
13 C14-2013-0039, on file at the Planning and Development Review Department, as follows:
14

15 Lots 1 and 2, Joe Allen Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 53, Page 89 of
17 the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 8800 FM 969 in the City of Austin, Travis County, Texas, and generally
20 identified in the map attached as Exhibit "A".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29

30 B. The following uses are prohibited uses of the Property:
31

Adult oriented business
Bail bond services
Pawn shop services

Alternative financial services
Exterminating 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 _____, 2013.

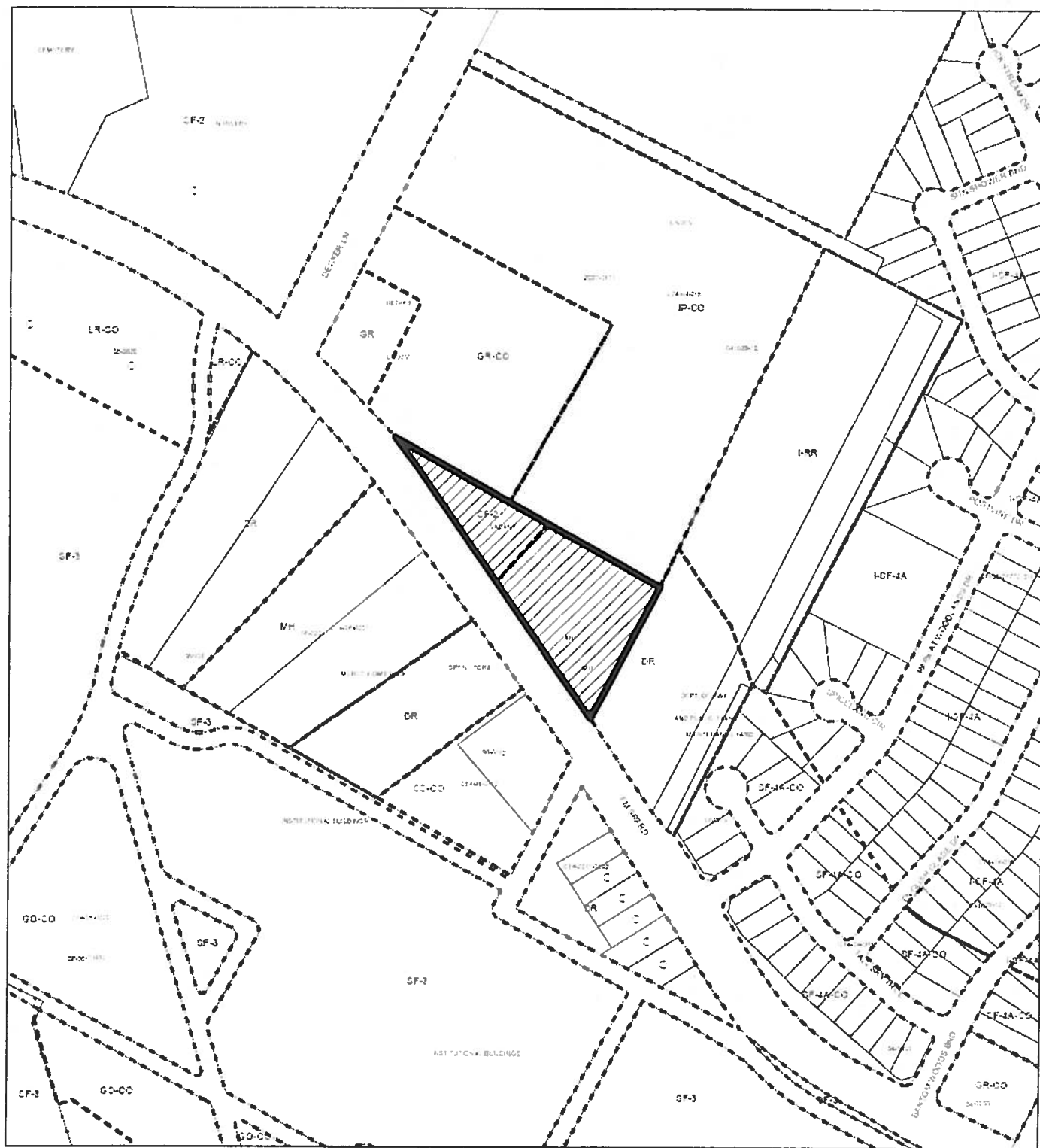
PASSED AND APPROVED

_____, 2013

§
§
§

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 300'

ZONING

ZONING CASE#: C14-2013-0039

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.

