

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10819 FARM TO MARKET 2222 ROAD FROM
3 COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO)
4 DISTRICT TO COMMUNITY COMMERCIAL -CONDITIONAL OVERLAY (GR-
5 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 community commercial (GR) district and limited office (LO)
11 district to community commercial -conditional overlay (GR-CO) combining district on the
12 property described in Zoning Case No. C14-2013-0109, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lot 7A, Resubdivision of Lot 1, River Place Center, Lot 1, Block A, Four Points
16 South, and Lot 1, Block "A", River Place at 2222 Subdivision, a subdivision in the
17 City of Austin, Travis County, Texas, according to the map or plat of record in
18 in Document No. 200800201 of the Official Public Records of Travis County,
19 Texas (the "Property"),
20

21 locally known as 10819 Farm to Market 2222 Road in the City of Austin, Travis County,
22 Texas, and generally identified in the map attached as Exhibit "A".
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

- 27 A. A site plan or building permit for the Property may not be approved, released,
28 or issued, if the completed development or uses of the Property, considered
29 cumulatively with all existing or previously authorized development and uses,
30 generate traffic that exceeds 2,100 trips per day.
31
32 B. Drive-in service use is prohibited as an accessory use to commercial uses on the
33 Property.
34
35 C. The following uses are prohibited uses of the Property:
36

Custom manufacturing

Alternative financial services

- Automotive repair services
- Automotive washing (of any type)
- Commercial off-street parking
- Exterminating services
- Funeral services
- Guidance services
- Pawn shop services
- Service station

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

_____, 2013

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§ _____

Lee Leffingwell
Mayor

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

