

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOTS 1 AND 2, GAINES RANCH, PHASE A, SECTION 1 SUBDIVISION, FROM "RR" RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 5010 U. S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-5 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. That Chapter 13-2 of the Austin City Code of 1992 is amended to change the base zoning district from "RR" Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property described in File C14-92-0149, as follows:

Lots 1 and 2, Gaines Ranch, Phase A, Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Pages 383-384, of the Plat Records of Travis County, Texas,

locally known as 5010 U. S. Highway 290 West, in the City of Austin, Travis County, Texas.

PART 2. That the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property, or any portion of the Property, as (i) General retail sales (general), and (ii) General retail sales (convenience) uses shall be restricted to a maximum floor to area ratio of .27 to 1.
2. Development of the Property, or any portion of the Property, as Restaurant (limited) use shall be restricted to a maximum floor to area ratio of .20 to 1.
3. Development of the Property, or any portion of the Property, as Restaurant (drive-in, fast food) use shall be restricted to a maximum floor to area ratio of .06 to 1.
4. Development of the Property, or any portion of the Property, as Food sales use shall be restricted to a maximum floor to area ratio of .05 to 1.
5. Development of the Property, or any portion of the Property, as Financial services use shall be restricted to a maximum floor to area ratio of .15 to 1.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

CITY OF AUSTIN, TEXAS

PART 3. That it is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1992 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

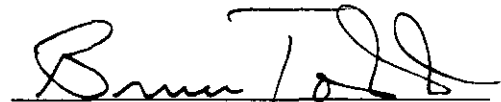
PART 4. That the requirements imposed by Sections 2-2-3, 2-2-5 and 2-2-7 of the Austin City Code of 1992, as amended, regarding the presentation and adoption of ordinances are hereby waived by the affirmative vote of at least five (5) members of the City Council.

PART 5. That this ordinance shall become effective upon the expiration of ten (10) days following the date of its final passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED:

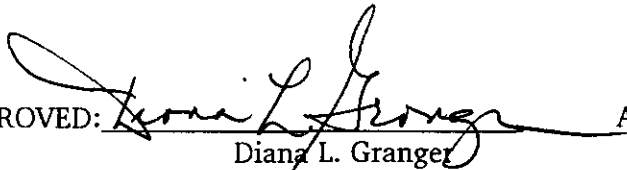
____ May ____ 6 ____, 1993

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Bruce Todd
Mayor

APPROVED:



Diana L. Granger
City Attorney

ATTEST:



James E. Aldridge
City Clerk

6May93
ME/jj

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PO#: 930506-D

Ad ID#: 510800K

Acct#: 499.2499

Austin American-Statesman

Acct. Name: City Clerk's Office

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Vanessa Fleming

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

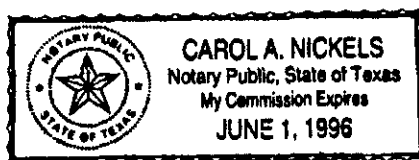
Date(s): May 15th, 1993 #3724

Class: 9900 Lines: 19 Cost: \$37.24

and that the attached is a true copy of said advertisement.

Vanessa D. Fleming

SWORN AND SUBSCRIBED TO BEFORE ME, this the 19th day of May 1993.



Carol A. Nickels
Notary Public in and for
TRAVIS COUNTY, TEXAS

Carol A. Nickels
(Type or Print Name of Notary)

My Commission Expires: 6/1/96

ORDINANCE NO. 930506-D
AN ORDINANCE CREATING A REZONING AND CHANGING THE ZONING MAP ACCORDING TO CHAPTER 202 OF THE AUSTIN CITY CODE OF 1992 AS FOLLOWS: LOTS 1 AND 2, GAMES RANCH, PHASE A, SECTION 4 SUBDIVISION FROM "RR" RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY CORNERING DISTRICT, LOCALLY KNOWN AS 5010 U.S. HIGHWAY 290 WEST, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE REQUIREMENTS OF SECTIONS 2-2-3, 2-2-4 AND 2-2-7 OF THE AUSTIN CITY CODE OF 1992 AND PROVIDING AN EFFECTIVE DATE.
Mayor Bruce Todd, Austin, Texas