

## ORDINANCE NO. 880825- I

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1: LOT 1, BLOCK A, COMAL BLUFF SECTION ONE SUBDIVISION, FROM "CS" GENERAL COMMERCIAL SERVICE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, AND

TRACT 2: LOT 1, COMAL BLUFF SECTION TWO SUBDIVISION, FROM "LO" LIMITED OFFICE DISTRICT, "LR" NEIGHBORHOOD COMMERCIAL DISTRICT, TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT,

LOCALLY KNOWN AS 6336 SOUTH INTERSTATE HIGHWAY-35, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the respective base zoning districts and to establish a Conditional Overlay combining district on all of the property described in File C14-88-0058-CO, as follows:

TRACT 1: Lot 1, Block A, Comal Bluff Section One, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Book 84, Page 16B, 16C, 16D, and 17A, of the Plat Records of Travis County, Texas, from "CS" General Commercial Service district to "GR-CO" Community Commercial district-Conditional Overlay combining district; and,

TRACT 2: Lot 1, Comal Bluff Section Two, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Book 84, Page 56B, of the Plat Records of Travis County, Texas, from "LO" Limited Office district and "LR" Neighborhood Commercial district, to "GR-CO" Community Commercial district-Conditional Overlay combining district,

locally known as 6336 South Interstate Highway-35, in the City of Austin, Travis County, Texas.

PART 2. Notwithstanding any use or site development regulations of the respective base zoning districts to the contrary, all of the property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Development on the Property shall be restricted to a maximum floor to area of .25 to 1.

Except as specifically restricted by this ordinance, the property may be developed and used in accordance with regulations established for the respective base districts and other applicable requirements of the Land Development Code.

PART 3. It is hereby ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the amendment enacted in this ordinance.

PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

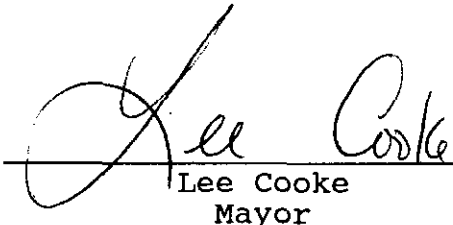
PART 5. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED

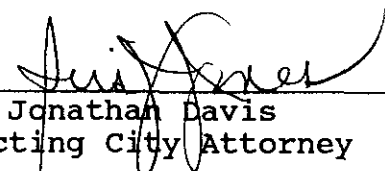
August 25

, 1988

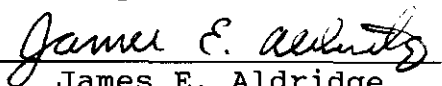
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Lee Cooke  
Mayor

APPROVED:

  
Jonathan Davis  
Acting City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

CO-88-0058.ord  
AFM/jj

# Austin American-Statesman

City of Austin

## 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:

James R. Frizzell

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

December 5th, 1988

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

SWORN AND SUBSCRIBED TO BEFORE ME, this the 5th

Day of December A.D. 198 8.

Henry Gu  
(Type or Print Name of Notary)

Henry Gu  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

7/29/90

(My Commission Expires:)