

ORDINANCE NO. Late Backup

Item #63

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10401 ANDERSON MILL ROAD FROM RURAL
3 RESIDENCE (RR) DISTRICT AND COMMUNITY COMMERCIAL (GR)
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 rural residence (RR) district and community commercial
11 (GR) district to community commercial-conditional overlay (GR-CO) combining district
12 on the property described in Zoning Case No. C14-2007-0240, on file at the Neighborhood
13 Planning and Zoning Department, as follows:

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15 Lot 1, Anderson Ridge Section 1 Subdivision, a subdivision in the City of Austin,
16 Williamson County, Texas, according to the map or plat of record in Cabinet 84,
17 Slide 92B, Official Public Records of Williamson County, Texas (the "Property"),

18
19 locally known as 10401 Anderson Mill Road, in the City of Austin, Williamson County,
20 Texas, and generally identified in the map attached as Exhibit "A".

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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. The following uses are prohibited uses of the Property:

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27	Automotive repair services	Automotive rentals
28	Automotive sales	Automotive washing (of any type)
29	Bail bond services	Commercial off-street parking
30	Drop-off recycling collection facility	Exterminating services
31	Funeral services	Hotel-motel
32	Indoor entertainment	Outdoor entertainment
33	Outdoor sports and recreation	Pawn shop services
34	Research services	Theater
35	Hospital services (general)	
36		
37		

1 B. The following uses are conditional uses of the Property:

2
3 Community recreation (private)

Community recreation (public)

4 Congregate living

Group home, Class II

5 Hospital services (limited)

Residential treatment

6
7 C. A site plan or building permit for the Property may not be approved, released, or
8 issued, if the completed development or uses of the Property, considered
9 cumulatively, generate traffic that exceeds 2,000 trips per day above the trips
10 generated by the existing or approved development.

11
12 D. The Property shall be developed according to the neighborhood commercial (LR)
13 district site development regulations and performance standards of the Code.

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

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19 **PART 3.** This ordinance takes effect on _____, 2008.

20
21
22 **PASSED AND APPROVED**

23 §

24 §

25 §

26 _____, 2008

§ _____

27 Will Wynn
28 Mayor

29
30
31 **APPROVED:** _____ **ATTEST:** _____

32 David Allan Smith
33 City Attorney

Shirley A. Gentry
City Clerk

