

**ORDINANCE NO. 20080320-063**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10401 ANDERSON MILL ROAD FROM RURAL RESIDENCE (RR) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence (RR) district and community commercial (GR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2007-0240, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

A. The following uses are prohibited uses of the Property:

Automotive repair services  
Automotive sales  
Bail bond services  
Drop-off recycling collection facility  
Funeral services  
Indoor entertainment  
Outdoor sports and recreation  
Research services  
Hospital services (general)

Automotive rentals  
Automotive washing (of any type)  
Commercial off-street parking  
Exterminating services  
Hotel-motel  
Outdoor entertainment  
Pawn shop services  
Theater

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

Community recreation (private)  
Congregate living  
Hospital services (limited)

Community recreation (public)  
Group home, Class II  
Residential treatment

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

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

Except as specifically restricted under this ordinance, the Property may be 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 March 31, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, March 20, 2008      §  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk

$$1'' = 400'$$