

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13642 RESEARCH BOULEVARD NORTHBOUND
3 FROM UNZONED (UNZ) LAND AND SINGLE FAMILY RESIDENCE
4 STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-
5 CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT
6 ONE AND GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO)
7 COMBINING DISTRICT FOR TRACT TWO.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district on the property described in Zoning Case No. C14-2008-0224, on
13 file at the Planning and Development Review Department, as follows:

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15 Tract One: From single family residence standard lot (SF-2) district to community
16 commercial-conditional overlay (GR-CO) combining district.

17
18 A 1.813 acre tract of land, more or less, out of the Woodlands at Lake Creek
19 Subdivision, in Williamson County, the tract of land being more particularly
20 described by metes and bounds in Exhibit "A" incorporated into this ordinance;
21 and,

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23 Tract Two: From unzoned (UNZ) land to general office-conditional overlay (GO-
24 CO) combining district.

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26 A 2.550 acre tract of land, more or less, out of the Woodlands at Lake Creek
27 Subdivision, in Williamson County, the tract of land being more particularly
28 described by metes and bounds in Exhibit "B" incorporated into this ordinance (the
29 "Property"),

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31 locally known as 13642 Research Boulevard Northbound, in the City of Austin,
32 Williamson County, Texas, and generally identified in the map attached as Exhibit "C".
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PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. 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 with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. All vehicular access to the Property shall be from Highway 183 (Research Boulevard). Vehicular access from the Property to any abutting public street is prohibited.

C. The following uses are prohibited uses of Tract One:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Indoor entertainment
Indoor sports & recreation	Outdoor sports & recreation
Pawn shop services	Service station
Theater	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Residential treatment	Public secondary educational facilities
Funeral services	Consumer convenience services
Restaurant (general)	Hotel-motel

D. Drive-in services use is prohibited as an accessory use to a commercial use on Tract One.

E. The following uses are prohibited uses of Tract Two:

Communications services	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II
Guidance services	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Hospital services (general)	Public secondary educational facilities
	Hospital services (limited)

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

PART 3. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

_____, 2010

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Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk