

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6810 MCNEIL DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 interim-single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2012-0099, on file at the Planning and Development Review Department, as follows:

Lot 2, Block 1, Sonic Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book J, Page 366 in Document No. 1990032422 of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 6810 McNeil Drive 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. 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. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive washing (of any kind)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Food sales	Funeral services
Hotel/motel	Indoor entertainment

Indoor sports & recreation
Outdoor entertainment
Plant nursery
Custom manufacturing
Communication service facilities
Community recreation (public)
Guidance services
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Safety services
Service station

Off-site accessory parking
Outdoor sports and recreation
Theater
College and university facilities
Community recreation (private)
Counseling services
Hospital services (general)
Local utility services
Private secondary educational facilities
Residential treatment
Automotive sales

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2 Except as specifically restricted under this ordinance, the Property may be developed and
3 used in accordance with the regulations established for the community commercial (GR)
4 base district and other applicable requirements of the City Code.
5

6 **PART 3.** This ordinance takes effect on _____, 2012.
7

8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2012 §
13 _____
14 Lee Leffingwell
15 Mayor
16

17 **APPROVED:** _____ **ATTEST:** _____
18 Karen M. Kennard Shirley A. Gentry
19 City Attorney City Clerk

