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".

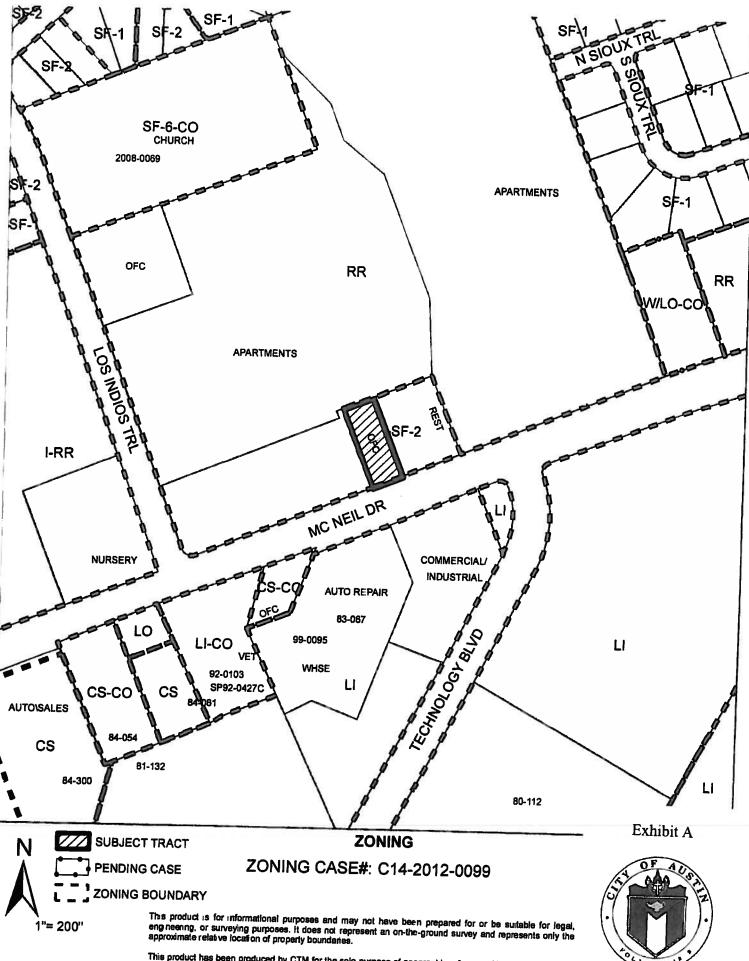
- **PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:
 - A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of 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
Bail bond services
Drop-off recycling collection facility
Food sales
Hotel/motel

Automotive washing (of any kind) Commercial off-street parking Exterminating services Funeral services Indoor entertainment

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Indoor sports & recreation Outdoor entertainment Plant nursery Custom manufacturing Communication service facilities Community recreation (public) Counseling services 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 College and university facilities Community recreation (private) Counseling services Hospital services (general) Local utility services Private secondary educational facilities Residential treatment Automotive sales	
Except as specifically restricted under this ordinance, the Property may be developed and 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 2012.	
PASSED AND APPROVED \$ \	
Lee Leffingwell Mayor	
APPROVED:ATTEST:	
Karen M. Kennard Shirley A. Gentry City Attorney City Clerk	



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