

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6900 AND 6940 SOUTH IH 35 SERVICE ROAD SOUTHBOUND, 504, 600, 606, AND 700 CHAPARRAL ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT, COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT, NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY (NO-MU-CO) COMBINING DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT FOR TRACT 1, COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 2, LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT FOR TRACT 3, AND MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT FOR TRACT 4.

**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 general commercial services (CS) district, community commercial-conditional overlay (GR-CO) combining district, neighborhood office-mixed use-conditional overlay (NO-MU-CO) combining district, single family residence standard lot (SF-2) district to commercial services-mixed use-conditional overlay (CS-MU-CO) combining district for Tract 1, community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2, limited office-mixed use-conditional overlay (LO-MU-CO) combining district for Tract 3, multifamily residence limited density-conditional overlay (MF-1-CO) combining district for Tract 4 on the property described in Zoning Case No. C14-2015-0003A, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

Lots 1A and 2A, Forrest C. Walker Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 75, Page 219 of the Plat Records of Travis County, Texas,

38 **Tract 2:**

39 Lot 20, Block B, Circle "S" Ridge Section 1 Subdivision, a subdivision in Travis  
40 County, Texas, according to the map or plat of record in Plat Book Volume 4, Page  
41 285 of the Plat Records of Travis County, Texas,

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43 **Tract 3:**

44 Lot 18A, Resubdivision of Lot 18 Block "B" Circle "S" Ridge Section One,  
45 subdivision in Travis County, Texas, according to the map or plat of record in Plat  
46 Book Volume 51, Page 2 and Lot 19, Block B, Circle "S" Ridge Section 1, a  
47 subdivision in Travis County, Texas, according to the map or plat of record in Plat  
48 Book Volume 4, Page 285 of the Plat Records of Travis County, Texas,

49  
50 **Tract 4:**

51 Lot 17 and the west 33.5 feet of Lot 18, Block B, Circle "S" Ridge Section 1,  
52 subdivision in Travis County, Texas, according to the map or plat of record in Plat  
53 Book Volume 4, Page 285 of the Plat Records of Travis County, Texas, (cumulatively  
54 referred to as the "Property"),

55  
56 locally known as 6900 and 6940 South IH 35 Service Road Southbound and 504, 600, 606,  
57 and 700 Chaparral Road in the City of Austin, Travis County, Texas, generally identified  
58 in the map attached as Exhibit "A".

59  
60 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
61 established by this ordinance is subject to the following conditions:

- 62
- 63 A. A site plan or building permit for the Property may not be approved, released,  
64 or issued, if the completed development or uses of the Property, considered  
65 cumulatively with all existing or previously authorized development and uses,  
66 generate traffic that exceeds 2,000 trips per day.
  - 67 B. Driveway access to Chaparral Road from the Property is prohibited.
  - 68 C. The maximum height of a building or structure for Tracts 1 and 2 may not  
69 exceed 3 stories or 40 feet.
  - 70 D. The maximum height of a building or structure for Tract 3 may not exceed 2  
71 stories or 30 feet.
  - 72 E. The maximum height of a building or structure for Tract 4 may not exceed 1  
73 story or 18 feet.
  - 74  
75  
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78  
79 F. Development of Tract 4 may not exceed 10 units (9.4733 units per acre).  
80

81 G. The following uses are not permitted uses of Tract 1:  
82

Adult-oriented businesses	Agricultural sales and services
Automotive washing (of any type)	Bail bond services
Building maintenance services	Campground
Commercial blood plasma center	Community garden
Construction sales and services	Convenience storage
Equipment sales	Equipment repair services
Kennels	Exterminating services
Monument retail sales	Laundry services
Outdoor sports and recreation	Maintenance and service facilities
Service station	Outdoor entertainment
Transportation terminal	Plant nursery
Vehicle storage	Transitional housing
Drop-off recycling collection facility	Urban farm
	Limited warehousing and distribution

83  
84 H. The following uses are not permitted uses of Tract 2:  
85

Bail bond services	Community garden
Outdoor entertainment	Exterminating services
Plant nursery	Outdoor sports and recreation
Urban farm	Service station
Drop-off recycling collection facility	

86 I. The following uses are not permitted uses of Tract 3:  
87

Bed and breakfast (group 1)	Bed and breakfast (group 2)
Convalescent services	Counseling services
Day care services (limited)	Day care services (general)
Medical offices (exceeding 5,000 s.f. of gross floor area)	Medical offices (not exceeding 5,000 s.f. of gross floor area)
Urban Farm	Day care services (commercial)

J. A 25-foot wide vegetative buffer with a 6-foot tall solid fence shall be provided for Tracts 3 and 4 along the south property line. The vegetative buffer shall consist of shade trees planted every 30 feet on center and six 3-gallon shrubs every 30 feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district, the community commercial (GR) district, the limited office (LO) district, the multifamily residence limited density (MF-1) district, the mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

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\_\_\_\_\_, 2015 § \_\_\_\_\_

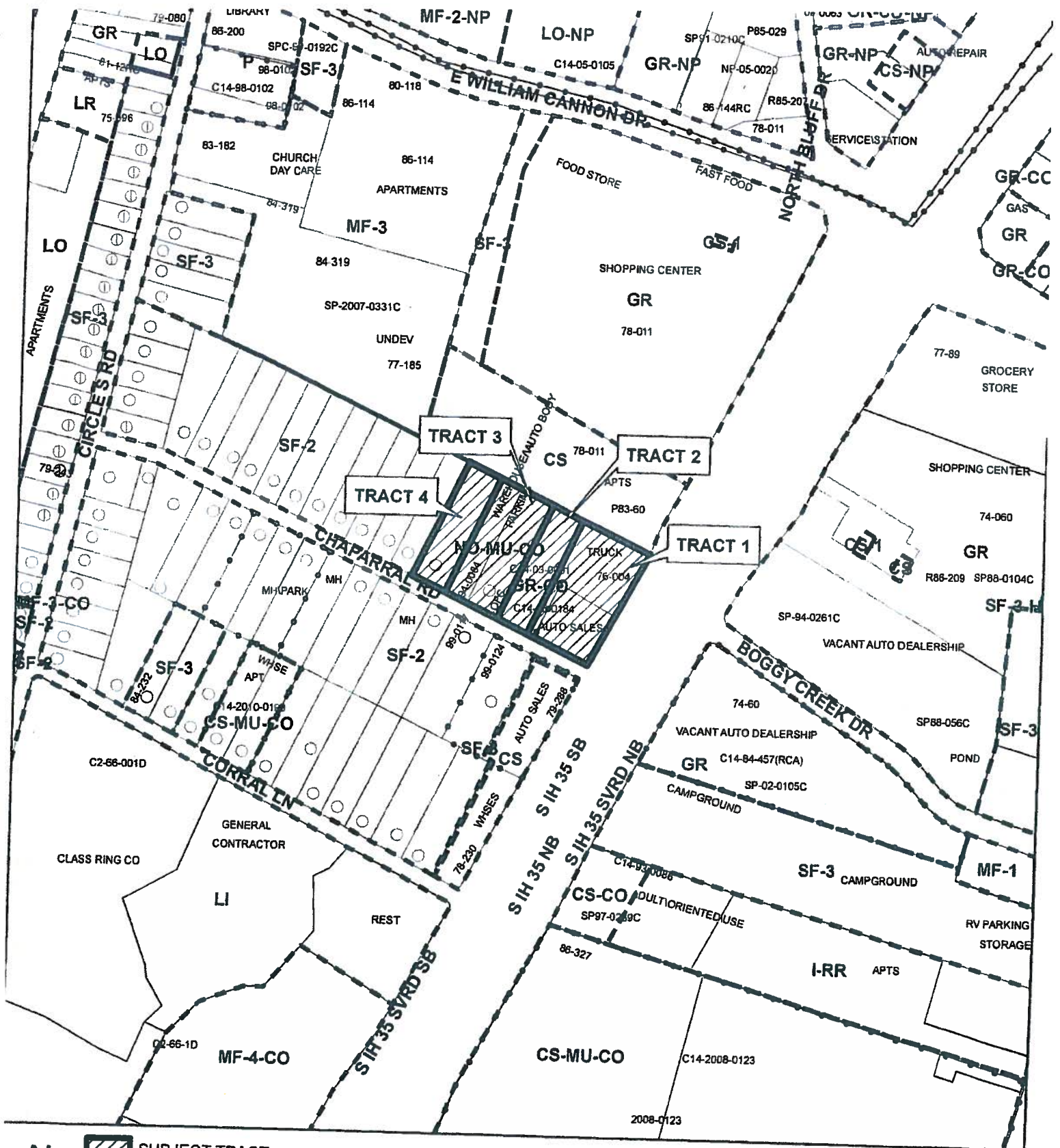
Steve Adler  
Mayor




**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### CASE#: C14-2015-0003A

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

