

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

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5810 STEINER RANCH BOULEVARD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING 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 neighborhood commercial-conditional overlay (LR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2017-0032, on file at the Planning and Zoning Department, as follows:

Replat of Lot 1, Block B, Steiner Ranch Phase 2, Section 9 subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 201400216 of the Plat Records of Travis County, Texas (the “Property”),

locally known as 5810 Steiner Ranch Boulevard in the City of Austin, Travis County, Texas, 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. Vehicular access from the Property to FM 620 is prohibited except for pedestrian, bicycle, and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. The following uses are not permitted uses for the Property:

## Automotive repair services

## Automotive sales

Automotive rentals  
Medical offices - exceeding 5000  
sq. ft. gross floor area  
Club or lodge  
Cultural services  
Hospital services (limited)

Automotive washing (of any type)  
Medical offices - not exceeding  
5000 sq. ft. gross floor area  
Communications services  
Personal services

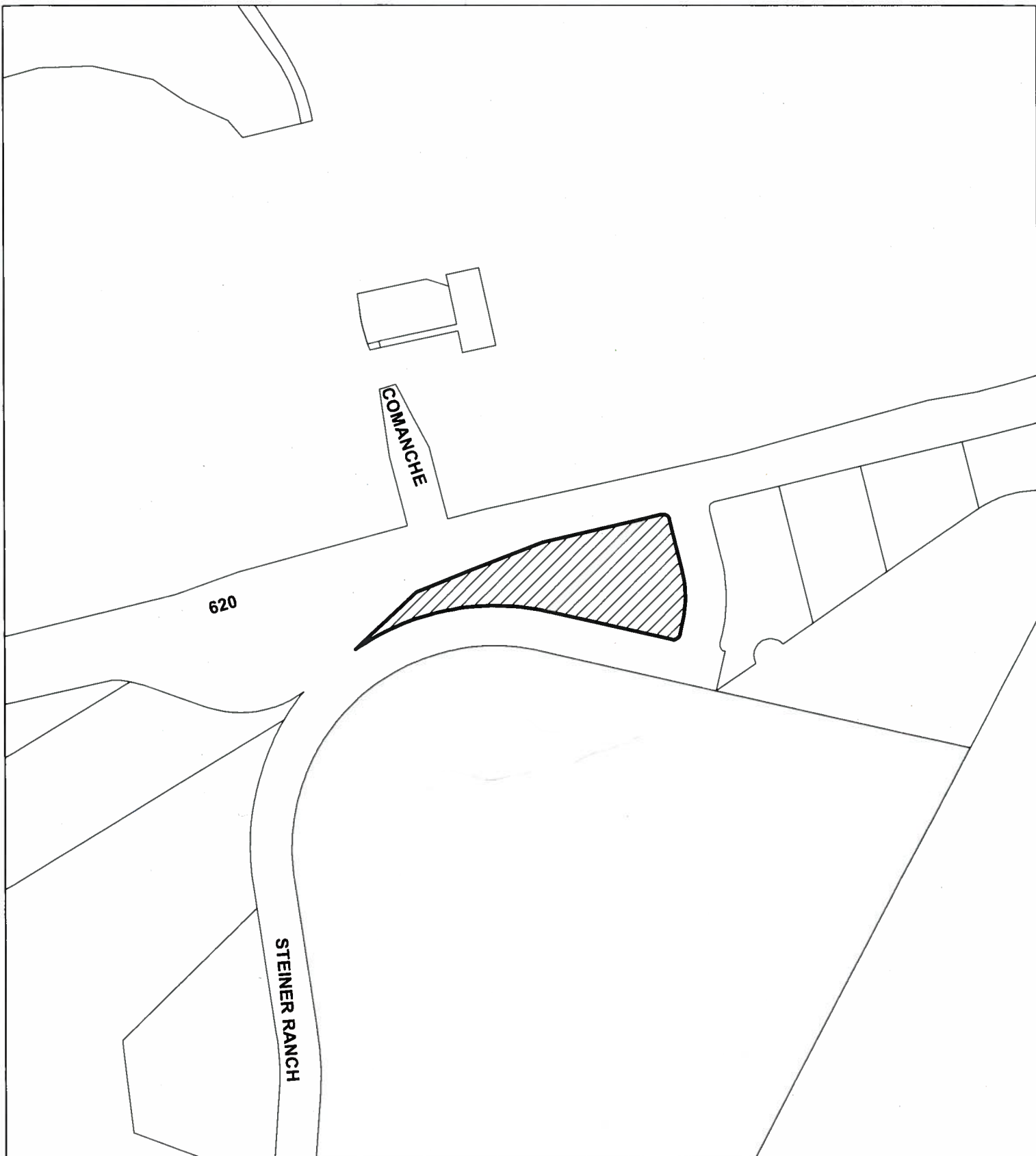
1  
2 Except as specifically restricted under this ordinance, the Property may be used in  
3 accordance with the regulations established for the community commercial (GR) district  
4 and other applicable requirements of the City Code.  
5

6 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2017.  
7

8 **PASSED AND APPROVED**  
9

10 §  
11 §  
12 \_\_\_\_\_, 2017 § \_\_\_\_\_  
13 Steve Adler  
14 Mayor  
15  
16

17 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
18 Anne L. Morgan Jannette S. Goodall  
19 City Attorney City Clerk  
20  
21



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 375'

## NOTIFICATIONS

CASE#: C14-2017-0032

Exhibit A

EXHIBIT A

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.

