

ORDINANCE NO. 20180510-064

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6500 FM 2222 ROAD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0067, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Champion SR Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded as Document No. 200300123, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6500 FM 2222 Road 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 the trip allocation allotted by Ordinance No. 000309-80.

B. The following uses are conditional uses for the Property:

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| Off-site accessory parking | Personal services |
| Club or lodge | College and university facilities |
| Community recreation (private) | Community recreation (public) |
| Congregate living | Group home, Class II |
| Hospital services (limited) | Private secondary educational facilities |

Residential treatment

C. The following uses are prohibited uses for the Property:

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|----------------------------------|--|
| Short-term rental | Agricultural sales and services |
| Alternative financial services | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bond services |
| Building maintenance services | Business or trade school |
| Business support services | Campground |
| Commercial blood plasma center | Commercial off-street parking |
| Construction sales and services | Consumer convenience services |
| Consumer repair services | Drop-off recycling collection facility |
| Electronic prototype assembly | Electronic testing |
| Equipment repair services | Equipment sales |
| Exterminating services | Financial services |
| Food preparation | Food sales |
| Funeral services | General retail sales (convenience) |
| General retail sales (general) | Hotel-motel |
| Indoor entertainment | Indoor sports and recreation |
| Kennels | Laundry services |
| Monument retail sales | Outdoor entertainment |
| Outdoor Sports and Recreation | Pawn shop services |
| Pedicab storage and dispatch | Personal improvement services |
| Pet services | Plant nursery |
| Printing and publishing | Research services |
| Restaurant (general) | Restaurant (limited) |
| Service station | Theater |
| Vehicle storage | Veterinary services |
| Custom manufacturing | Limited warehousing and distribution |
| Indoor crop production | Guidance services |
| Hospital services (general) | Maintenance and service facilities |
| Transitional housing | Transportation terminal |

PART 3. Trip Allocation.

By Ordinance No. 000309-80 the City Council allocated 6,500 trips across several tracts of land, including the Property subject to this ordinance. Site Plans SPC-01-0016A, SP-01-0386B and SP-01-0387B used 5,352 trips, leaving 1,148 trips for other development.

PART 4. 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 and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on May 21, 2018.

PASSED AND APPROVED

_____ May 10 _____, 2018

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§ _____
Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

