



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-26**  
**AGENDA DATE: Thu 12/02/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0155 - San Felipe Market - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7402 McNeil Drive and 7318 San Felipe Boulevard (Rattan Creek Watershed) from community commercial-conditional overlay (GR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Jack & Johns, Ltd./ San Felipe Market, Ltd. (John Baunach). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Sherri Gager, 974-3057.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0155

**Z.A.P. DATE:** November 2, 2004

**ADDRESS:** 7402 McNeil Drive and 7318 San Felipe Boulevard

**OWNER/APPLICANT:** Jack & Johns, Ltd./ San Felipe Market, Ltd. (John Baunach)

**AGENT:** Jim Bennett Consulting (Jim Bennett)

**ZONING FROM:** GR-CO      **TO:** GR-CO      **AREA:** 4.278 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 1,898 vehicle trips per day.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

11/2/04: Approved staff's recommendation of GR-CO zoning by consent (9-0); J. Martinez-1<sup>st</sup>, J. Gohil-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question consists of two undeveloped parcels of land. The applicant is requesting a rezoning from GR-CO to GR-CO to amend a trip limit on these parcels so that an office/retail use can be developed at the corner of McNeil Road and San Felipe Boulevard (Request Letter – Attachment A).

On November 19, 1998, the City Council zoned the western portion of the site under consideration to GR-CO, through zoning case C14-98-0127 (Ordinance 981119-K – Attachment B). In this zoning case, the property encompassed additional land, which extended to Pond Springs Road (See zoning map – Attachment C). The adopted GR-CO zoning for this site limited the property to 2,500 vehicle trips per day. Currently, the western portion of this site is developed with a Walgreen's drug store and a Jack-in-the-Box fast food restaurant. This development utilizes all of the vehicle trips per day granted through zoning case C14-98-0127, thus leaving the remainder of the site undevelopable. Therefore, the applicant is requesting to combine the remainder of the property with the site to the east that was zoned through zoning case C14-98-0200 (See zoning map – Attachment D).

The applicant has stated that the proposed uses for the site under consideration: a specialty retail use, a sit down restaurant, and a medical-dental office, will require no more than 1,898 vehicle trips per day. Therefore, the staff is recommending a conditional overlay that would limit the development intensity on the combined parcels in this case to less than 1,898 vehicle trips per day. The proposed vehicle trip limit in this case is less than the 2,000 vehicle trip per day limit that was originally granted for the eastern parcel through zoning case C14-98-0200 (Ordinance 990107-J – Attachment E).

The staff recommends the applicant's request for GR-CO zoning for the property in question because the site is located on and takes access to an arterial roadway, McNeil Drive, and a collector street, San

Felipe Boulevard. The GR-CO zoning district would be compatible and consistent with the surrounding uses and would allow for a fair and reasonable use of the site.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>      | <b>LAND USES</b>  |
|--------------|--------------------|---|
| <i>Site</i>  | GR-CO              | Fast Food Restaurant, Undeveloped Tract                           |
| <i>North</i> | RR, I-RR           | Multifamily Residences (Apartments)                               |
| <i>South</i> | P, SF-3, LI        | City of Austin Water Reservoir, Air Conditioning Repair Service   |
| <i>East</i>  | MF-2, GR-CO, LI-CO | Townhouses, Undeveloped Tract, Industrial Park (Office/Warehouse) |
| <i>West</i>  | CS-CO, GR-CO       | Convenience Storage, Walgreen's Drug Store                        |

**AREA STUDY:** N/A

**TIA:** Yes

**WATERSHED:** Rattan Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:** N/A

**CASE HISTORIES:**

| <b>NUMBER</b> | <b>REQUEST</b> | <b>COMMISSION</b>  | <b>CITY COUNCIL</b>  |
|---------------|----------------|--|--|
| C14-02-0138   | I-RR to CS     | 9/17/02: Approve staff's recommendation of CS-CO zoning with the following conditions: add Equipment Sales and Automotive Rentals as allowed/ permitted uses (7-0)   | 10/24/02: Granted CS-CO on all 3 readings (6-0, Dunkerley-absent)  |
| C14-02-0132   | MF-3 to GR     | 10/22/02: Approved GR-CO zoning (8-0), with the following conditions:<br>1) The only permitted GR uses are Auto Sales and Auto Repair;<br>2) Permit LR Uses, with the exception of the following LR uses: Service Station; Food Sales; Accessory Off-Site Parking; Restaurant (Drive-In Fast Food); Restaurant (Limited)<br>3) Limit the development intensity to less than 2,000 vehicle trips per day;<br>4) Require that protected trees shall remain undisturbed;<br>5) Require that Compatibility | 11/21/02: To grant GR-CO zoning, with conditions and a public restrictive covenant (6-0, Goodman-absent); 1 <sup>st</sup> reading.<br><br>12/5/02: To grant GR-CO zoning, with conditions that no structural detention or water quality facility shall be allowed within the proposed 25 foot vegetative buffer, grow green standards shall be utilized, and structural parking shall be prohibited (7-0); 2 <sup>nd</sup> reading<br><br>12/12/02: Approved – Petition withdrawn (7-0); 3 <sup>rd</sup> reading |

|             |               |  |   |
|-------------|---------------|--|---|
|             |               | <p>Standards be applied along the eastern property line;</p> <p>6) Require a 25' vegetative buffer along the eastern property line;</p> <p>7) Limit structures to 40' in height with an increase in height according to Compatibility Standards;</p> <p>8) Require that all Auto Maintenance and Repair be contained within a structure;</p> <p>9) Restrict access to San Felipe Boulevard to emergency access only;</p> <p>10) Allow no inoperable vehicle storage on the site;</p> <p>11) Do not allow a parking lot adjacent to the proposed vegetative buffer along the eastern property line.</p> |   |
| C14-02-0017 | I-RR to GR    | 2/26/02: Approved staff's rec. of GR-CO zoning by consent (7-0, K. Jackson-absent, A. Adams-off dias)  | 4/4/02: Approved GR-CO w/ conditions (6-0, Goodman out of room); all 3 readings   |
| C14-01-0080 | CS-CO to MF-2 | 6/26/01: Approved staff rec. of MF-2 by consent (8-0)  | 12/06/01: Approved MF-2 (7-0); all 3 readings   |
| C14-00-2113 | I-RR to GR    | 7/25/00: Approved staff rec. of GR-CO by consent (7-1, RC-Nay)   | 8/24/00: Approved GR-CO w/ conditions on all 3 readings (7-0)   |
| C14-99-0016 | I-RR to MF-3  | 2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)   | 5/20/99: Approved PC rec. of MF-3-CO w/ conditions (7-0); all 3 readings  |
| C14-99-0005 | I-RR to MF-3  | 2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)   | 5/20/99: Approved PC rec. of MF-#-CO w/ conditions (7-0); all 3 readings  |
| C14-98-0200 | I-RR to GR    | 12/8/98: Approved GR-CO by consent (8-0)   | 1/7/99: Approved PC rec. of GR-CO w/ conditions (7-0); all 3 readings   |
| C14-98-0127 | I-RR to GR    | 10/13/98: Approved GR-CO (9-0)   | 11/19/98: Approved PC rec. of GR-CO; all 3 readings   |
| C14-98-0093 | I-RR to LI    | Approved LI-CO by consent (7-0)  | Approved PC rec. of LI-CO w/ conditions (6-0); all 3 readings   |
| C14-98-0003 | I-RR to LI    | Approved W/I.O w/conditions (7-0)  | <p>Approved PC rec. of W/LO w/ conditions (6-0); 1<sup>st</sup> reading</p> <p>Approved CS-CO w/ conditions (7-0); 2<sup>nd</sup> reading</p> |

|             |            |                              |   |
|-------------|------------|------------------------------|---|
|             |            |                              | Approved CS-CO w/ conditions (7-0); 3 <sup>rd</sup> reading |
| C14-95-0131 | SF-2 to GO | Approved GO by consent (8-0) | Approved GO (6-0); 1 <sup>st</sup> reading                  |
|             |            |                              | Approved GO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> rdgs.   |

**RELATED CASES:** There are no pending related cases.

**ABUTTING STREETS:**

| NAME        | ROW    | PAVEMENT | CLASSIFICATION |
|-------------|--------|----------|----------------|
| McNeil Road | Varies | 65'      | Arterial       |
| San Felipe  | 90'    | 45'      | Collector      |

**CITY COUNCIL DATE:** December 2, 2004

**ACTION:**

**ORDINANCE READINGS:** 1st

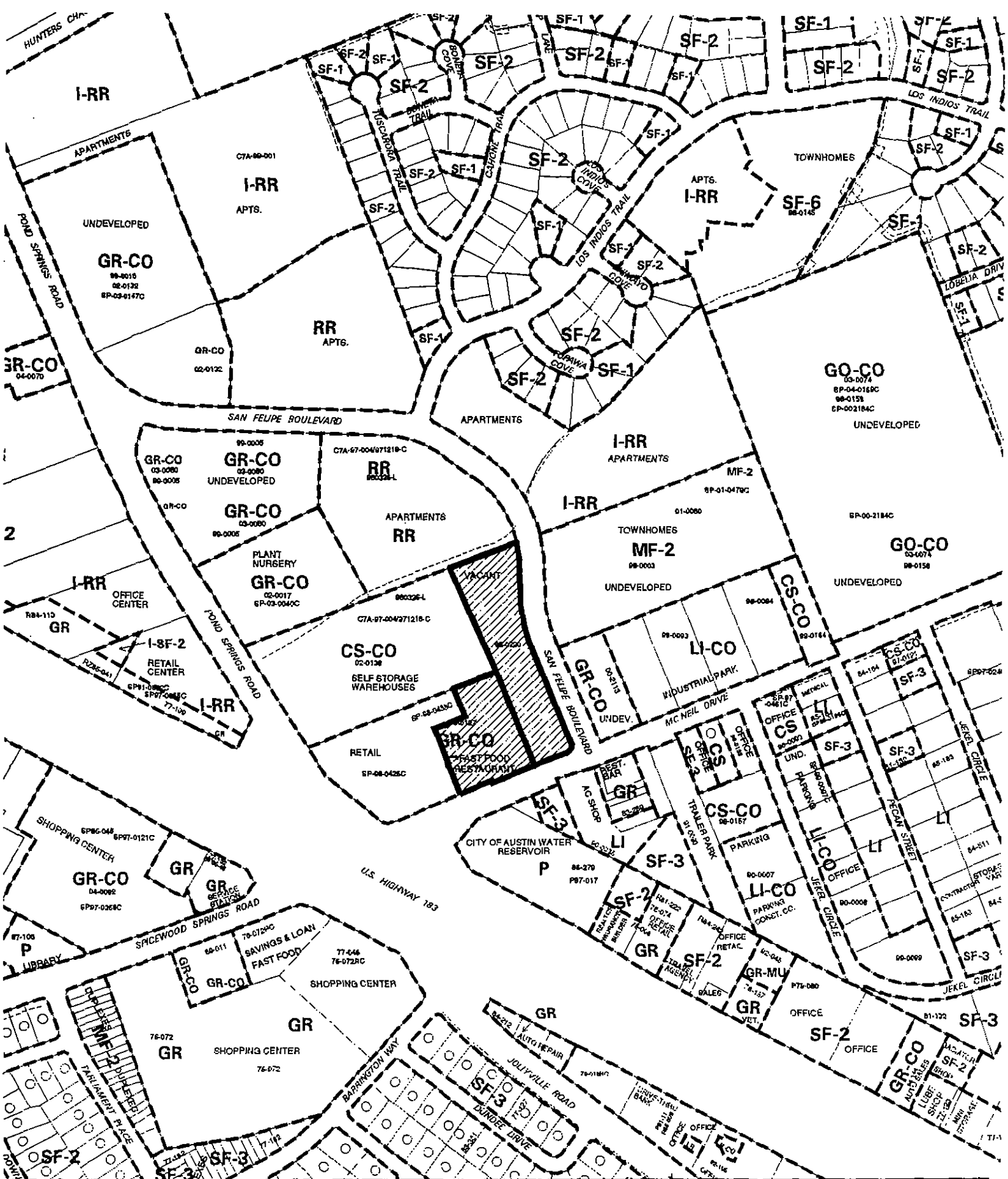
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Gager

**PHONE:** 974-3057,  
[sherri.gager@ci.austin.tx.us](mailto:sherri.gager@ci.austin.tx.us)



**SUBJECT TRACT**  
**PENDING CASE**  
**ZONING BOUNDARY**  
**CASE MGR: S. GAGER**

**ZONING**

**CASE #: C14-04-0155**  
**ADDRESS: 7402 MCNEIL DR @ SAN FELIPE BLVD**  
**SUBJECT AREA (acres): 4.278**

**CITY GRID REFERENCE NUMBER**  
**H36**

1" = 400'

DATE: 04-10

INTLS: SM

## **STAFF RECOMMENDATION**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity on the site to less than 1,898 vehicle trips per day.

## **BACKGROUND**

The property in question consists of two undeveloped parcels of land. The applicant is requesting a rezoning from GR-CO to GR-CO to amend a trip limit on these parcels so that an office/retail use can be developed at the corner of McNeil Road and San Felipe Boulevard (Request Letter – Attachment A).

On November 19, 1998, the City Council zoned the western portion of the site under consideration to GR-CO, through zoning case C14-98-0127 (Ordinance 981119-K – Attachment B). In this zoning case, the property encompassed additional land, which extended to Pond Springs Road (See zoning map - Attachment C). The adopted GR-CO zoning for this site limited the property to 2,000 vehicle trips per day. Currently, the western portion of this site is developed with a Walgreen's drug store and a Jack-in-the-Box fast food restaurant. This development utilizes all of the vehicle trips per day granted through zoning case C14-98-0127, thus leaving the remainder of the site undevelopable. Therefore, the applicant is requesting to combine the remainder of the property with the site to the east that was zoned through zoning case C14-98-0200 (See zoning map – Attachment D).

The applicant has stated that the proposed uses for the site under consideration: a specialty retail use, a sit down restaurant, and a medical-dental office, will require no more than 1,898 vehicle trips per day. Therefore, the staff is recommending a conditional overlay that would limit the development intensity on the combined parcels in this case to less than 1,898 vehicle trips per day. The proposed vehicle trip limit in this case is less than the 2,000 vehicle trip per day limit that was originally granted for the eastern parcel through zoning case C14-98-0200 (Ordinance 990107-J – Attachment E).

The staff recommends the applicant's request for GR-CO zoning for the property in question because the site is located on and takes access to an arterial roadway, McNeil Drive, and a collector street, San Felipe Boulevard. The GR-CO zoning district would be compatible and consistent with the surrounding uses and would allow for a fair and reasonable use of the site.

The applicant agrees with the staff's recommendation.

## **BASIS FOR RECOMMENDATION**

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The property in question is located on and takes access to an arterial roadway, McNeil Drive, and a collector street, San Felipe Boulevard.

2. *The proposed zoning should promote consistency, and orderly planning.*

The GR-CO zoning district would be compatible and consistent with the surrounding uses because there are existing commercial uses to the south, east, and west of the site under consideration. There are currently GR-CO zoned properties to the east and west of this site.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GR-CO zoning district would allow for a fair and reasonable use of the site. The rezoning of the parcels under consideration will allow for commercial/ retail uses to be developed at the corner of McNeil Drive and San Felipe Boulevard without increasing the vehicle trips per day that will be generated by this site.

GR-CO zoning is appropriate for this location because of the commercial character of the area.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site in question is currently undeveloped and relatively flat. The property consists of a grassy area that contains a few trees.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the Watershed impervious cover is more restrictive than the CS zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i>                          | <i>% of Net Site Area</i> | <i>% NSA with Transfers</i> |
|--|---------------------------|-----------------------------|
| Single-Family Residential<br>(min. lot size 5750 sq. ft.)  | 45%                       | 50%                         |
| One or Two Family Residential<br>(lot size < 5750 sq. ft.) | 55%                       | 60%                         |
| Multifamily Residential                                    | 60%                       | 65%                         |
| Commercial   | 65%                       | 70%                         |

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

### **Environmental**

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Rattan Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.



Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

### **Transportation**

Additional right-of-way may be required with the subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 10,178 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 1,898 vehicle trips per day. [LDC, 25-6-117]

Capital Metro bus service is available along US Highway 183.

Existing Street Characteristics:

| NAME        | ROW    | PAVEMENT | CLASSIFICATION |
|-------------|--------|----------|----------------|
| McNeil Road | Varies | 65'      | Arterial       |
| San Felipe  | 90'    | 45'      | Collector      |

### **Right of Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

#### **Water and Wastewater**

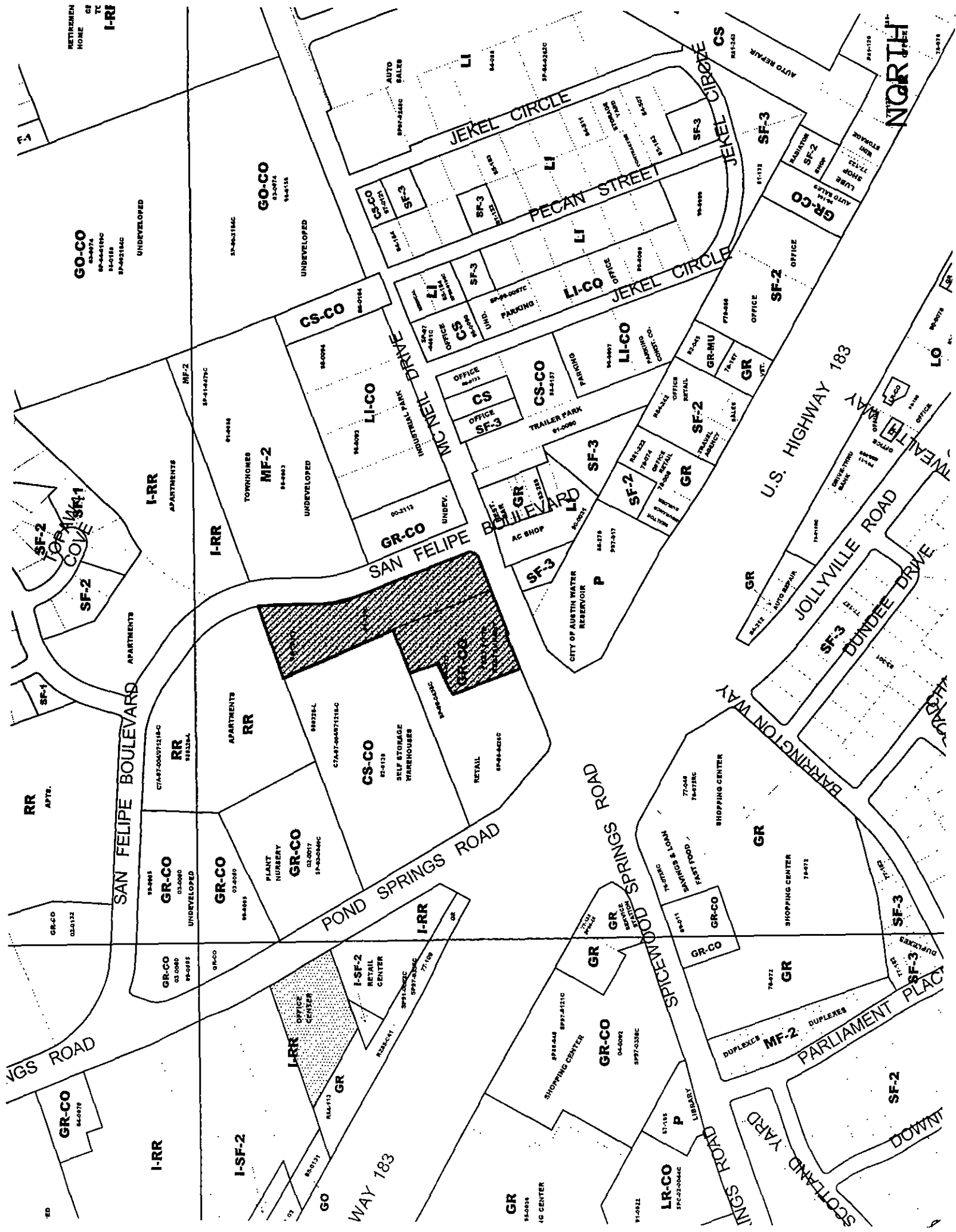
The landowner intends to serve each lot with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

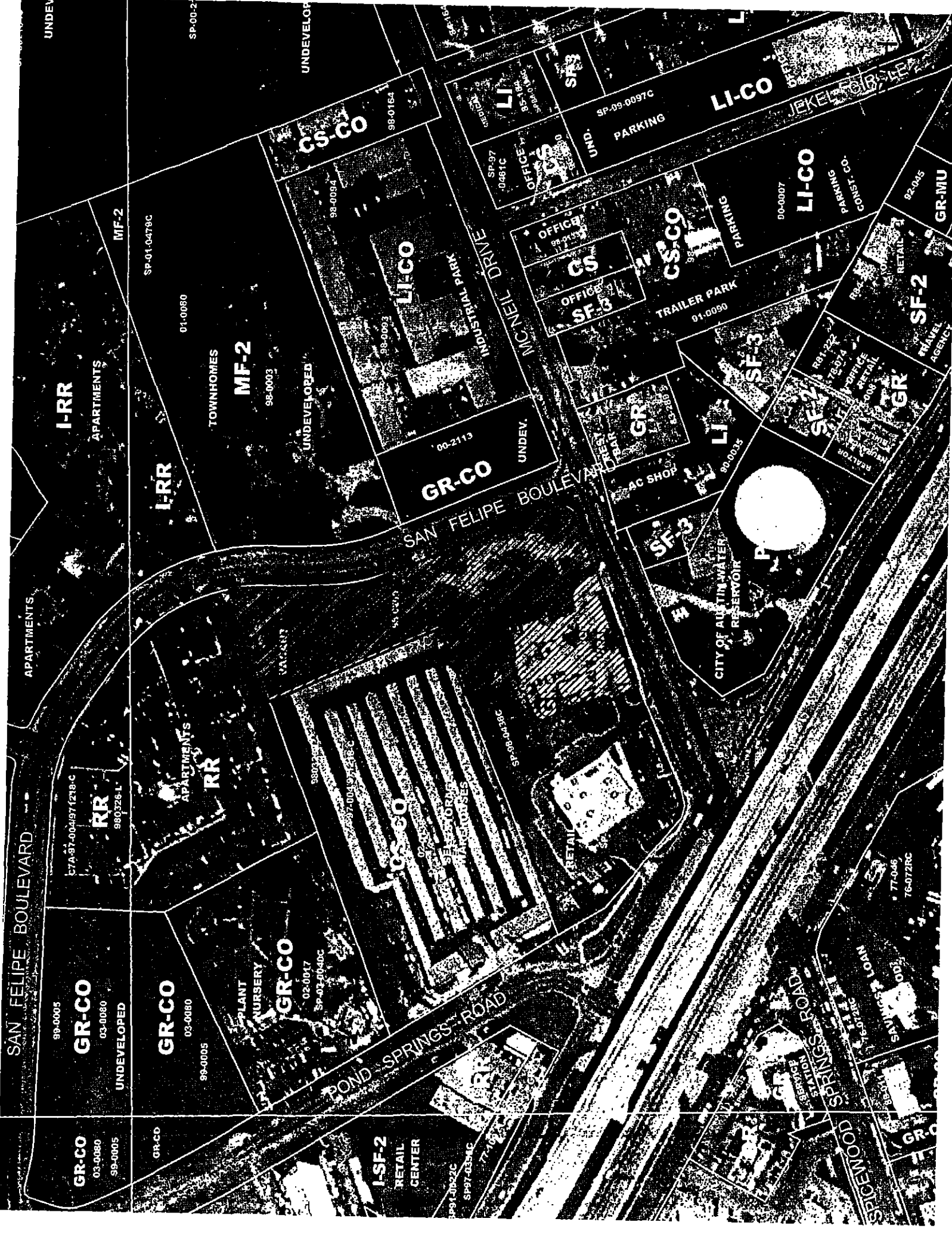
#### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

#### **Compatibility Standards**

This site is not subject to compatibility development regulations.







Attachment A

May 6, 2004

Mr. Carl McClendon  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

Re: Mc Neil Road Retail Site

Alliance Transportation Group, Inc. (ATG) has investigated the proposed retail/office site at the corner of McNeil Road and San Felipe in Austin, Texas. The corner lot has a restrictive covenant attached to it limiting it to 2,000 trips per day. This lot is adjacent to a lot containing a Walgreens and a Jack-in-the-Box restaurant. The Walgreens/Jack-in-the-Box site was restricted to 2,500 trips per day.

According to records on file at the City of Austin, the Walgreens is 15,120 square feet and the Jack-in-the-Box is 2,556 square feet. Trip generation (based on ITE Trip Generation, 6<sup>th</sup> Edition) for these two land uses is summarized in the following table.

| Existing Land Uses |                                      |             |                               |       |       |
|--------------------|--------------------------------------|-------------|-------------------------------|-------|-------|
| ITE Use            | ITE Description                      | Units       | Average Daily Trip Generation |       |       |
|                    |                                      |             | Total                         | Enter | Exit  |
| 881                | Drugstore with Drive-Thru            | 15,120 s.f. | 1,334                         | 667   | 667   |
| 834                | Fast Food Restaurant with Drive-Thru | 2,556 s.f.  | 1,268                         | 634   | 634   |
| Total              |                                      |             | 2,602                         | 1,301 | 1,301 |

As shown above, the parcel containing Walgreens and Jack-in-the-Box totals 2,602 unadjusted daily trips. Based on the restrictive covenants for the two lots, a total of 4,500 trips have been allocated to the proposed land uses.

The undeveloped portion of the property is proposed to be developed with Medical/Dental office uses, restaurant(s), and specialty retail uses. The proposed layout of this development is two separate buildings, one serving the office use, and the other containing restaurant and specialty retail uses.

The trip generation for these land uses is summarized below.



Proposed Land Uses

| ITE Use | ITE Description                         | Units       | Average Daily Trip Generation |       |      |
|---------|---|-------------|-------------------------------|-------|------|
|         |   |             | Total                         | Enter | Exit |
| 814     | Specialty Retail                        | 12,000 s.f. | 488                           | 244   | 244  |
| 832     | High-Turnover<br>Sit-Down<br>Restaurant | 3,750 s.f.  | 490                           | 245   | 245  |
| 720     | Medical-Dental<br>Office                | 11,550 s.f. | 418                           | 209   | 209  |
| Total   |   |             | 1,396                         | 698   | 698  |

As shown above, the proposed land uses do not exceed the 2,000 trips per day restriction on this parcel. The footprint of the proposed restaurant/retail building extends into the adjacent Walgreens/Jack-in-the-Box parcel. It is also noted that a small percentage of the required parking spaces for the proposed site plan are located within the Walgreens/Jack-in-the-Box parcel. Therefore, in order for this development to proceed, the existing zoning boundary will need to be amended to reflect this updated site plan.

As indicated in the two tables, the total trip generation for the combined sites is 3,998 trips per day. This is less than the restricted amounts allowed for the two parcels individually.

Based on the preceding analysis, it is our recommendation that this development be allowed to occur with the following conditions:

1. The zoning boundary separating the two parcels must be amended to allow for the development of the proposed site;
2. The maximum trip generation allowed for the new site shall be no more than 1,898 trips per day (to keep the two sites below 4,500 trips per day).

If you have any questions related to this matter, please contact me at 821-2081.

Sincerely,  
ALLIANCE TRANSPORTATION GROUP, Inc.

Scott A. Feldman, P.E.  
Senior Transportation Engineer

Tract 1 2602 trip P/D  
Tract 2 1898 trip P/D

**ORDINANCE NO. 981119-K**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**THREE TRACTS OF LAND CONSISTING OF 5.636 ACRES OUT OF THE HENRY RHODES SURVEY NO. 5, ABSTRACT NO. 522, IN WILLIAMSON COUNTY, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT MCNEIL ROAD AND U.S. HIGHWAY 183 NORTH, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning districts from "I-RR" Interim Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0127, as follows:

Tract 1: 1.728 acre tract of land out of the Henry Rhodes Survey No. 5, Abstract No. 522, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract 2: 2.929 acre tract of land out of the Henry Rhodes Survey No. 5, Abstract No. 522, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Tract 3: 0.979 acre tract of land out of the Henry Rhodes Survey No. 5, Abstract No. 522, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance,

locally known as the property located at McNeil Road and U.S. Highway 183 North, in the City of Austin, Williamson County, Texas, and as more particularly identified in the map attached as Exhibit "D".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property are prohibited:

|  |                                    |
|--|------------------------------------|
| Automotive Rentals                     | Hotel-Motel                        |
| Automotive Repair Services             | Indoor Entertainment               |
| Automotive Washing (Of Any Type)       | Indoor Sports & Recreation         |
| Automotive Sales                       | Medical Offices (over 5,000 sq.ft) |
| Business or Trade School               | General Retail Sales (General)     |
| Business Support Services              | Outdoor Entertainment              |
| Commercial Off-Street Parking          | Outdoor Sports & Recreation        |
| Communications Services                | Pawn Shop Services                 |
| Research Services                      | Personal Improvement Services      |
| Drop-Off Recycling Collection Facility | Theater                            |
| Exterminating Services                 | Hospital Services (General)        |
| Funeral Services                       | Residential Treatment              |

2. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,500 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.



**PART 4.** This ordinance takes effect on November 30, 1998.

**PASSED AND APPROVED**

November 19, 1998.

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

Andrew Martin  
City Attorney

ATTEST:

*Betty G. Brown*

Betty G. Brown  
Deputy City Clerk





**ORDINANCE NO. 990107-J**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**LOT 1, SAN FELIPE GREEN SUBDIVISION, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 7318 MCNEIL DRIVE, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property (the "Property") described in File C14-98-0200, as follows:

Lot 1, San Felipe Green Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 1, Slides 215-216, of the Official Plat Records of Williamson County, Texas,

locally known as 7318 McNeil Drive, in the City of Austin, Williamson County, Texas, and as more particularly 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:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

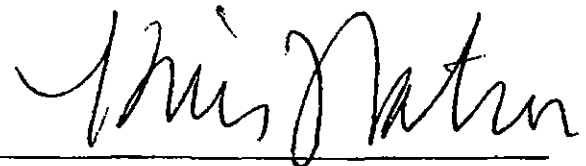
**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on January 18, 1999.

**PASSED AND APPROVED**

January 7, 1999.


§  
§  
§



Kirk Watson  
Mayor

APPROVED: 

Andrew Martin  
City Attorney

ATTEST: 

Shirley A. Brown  
City Clerk

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 7402 MCNEIL DRIVE AND 7318 SAN FELIPE  
3 BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL  
4 OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY  
5 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from community commercial services-conditional overlay (GR-  
11 CO) combining district to community commercial services-conditional overlay (GR-CO)  
12 combining district on the property described in Zoning Case No. C14-04-0155, on file at  
13 the Neighborhood Planning and Zoning Department, as follows:  
14

15 Lot 2, Suncor-Greenwood Addition, and Lot 1, San Felipe Green Addition,  
16 subdivisions in the City of Austin, Williamson County, according to the map or  
17 plat of record in Cabinet Q, Pages 364-365 and Cabinet I, Pages 215-216,  
18 respectively, of the Official Records of Williamson County, (the "Property")  
19

20 locally known as 7402 McNeil Drive and 7318 San Felipe Boulevard, in the City of  
21 Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit  
22 "A".  
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:  
26

27 A site plan or building permit for the Property may not be approved, released, or  
28 issued, if the completed development or uses of the Property, considered cumulatively with  
29 all existing or previously authorized development and uses, generate traffic that exceeds  
30 1,898 trips per day.  
31

32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the community commercial (GR)  
34 base district and other applicable requirements of the City Code.  
35  
36  
37

1  
2  
3 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.  
4

5  
6 **PASSED AND APPROVED**  
7

8  
9  
10 \_\_\_\_\_, 2004

§  
§  
§

\_\_\_\_\_  
Will Wynn  
Mayor

11  
12  
13  
14  
15 **APPROVED:** \_\_\_\_\_  
16 David Allan Smith  
17 City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Brown  
City Clerk

