

**ORDINANCE NO. 20050728-Z018**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT U.S. HIGHWAY 183 NORTH AT CALDWELL DRIVE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (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 single family residence standard lot (SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0043, on file at the Neighborhood Planning and Zoning Department, as follows:

A portion of Lots 22, 23, 24, and 25, Block A, Acres West Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Plat Book 4, Page 65, of the Plat Records of Williamson County, Texas (the "Property"),

locally known as the property located at U.S. Highway 183 North at Caldwell 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:

1. 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.
2. Vehicular access from the Property to Caldwell Drive is prohibited until the pavement width of this roadway is upgraded to a minimum width of 30 feet.
3. Drive-in service is prohibited as an accessory use to a commercial use.

4. The following uses are prohibited uses of the Property:

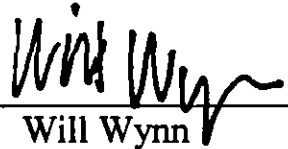
Automotive rentals  
Automotive sales  
Drop-off recycling collection facility  
Daycare services (commercial)  
Daycare services (general)  
Business or trade school  
Communications services  
Food sales  
Hotel-motel  
Indoor sports and recreation  
Pawn shop services  
Service station  
College and university facilities  
Guidance services  
Public primary educational facilities  
Private primary educational facilities  
Residential treatment

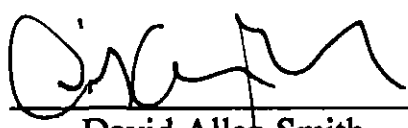
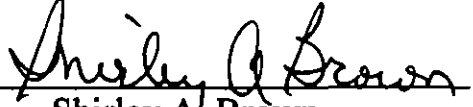
Automotive repair services  
Automotive washing (of any kind)  
Exterminating services  
Daycare services (limited)  
Bail bond services  
Commercial off-street parking  
Financial services  
Funeral services  
Indoor entertainment  
Outdoor sports and recreation  
Restaurant (general)  
Theater  
Counseling services  
Hospital services (limited)  
Public secondary educational facilities  
Private secondary educational facilities  
Urban farm

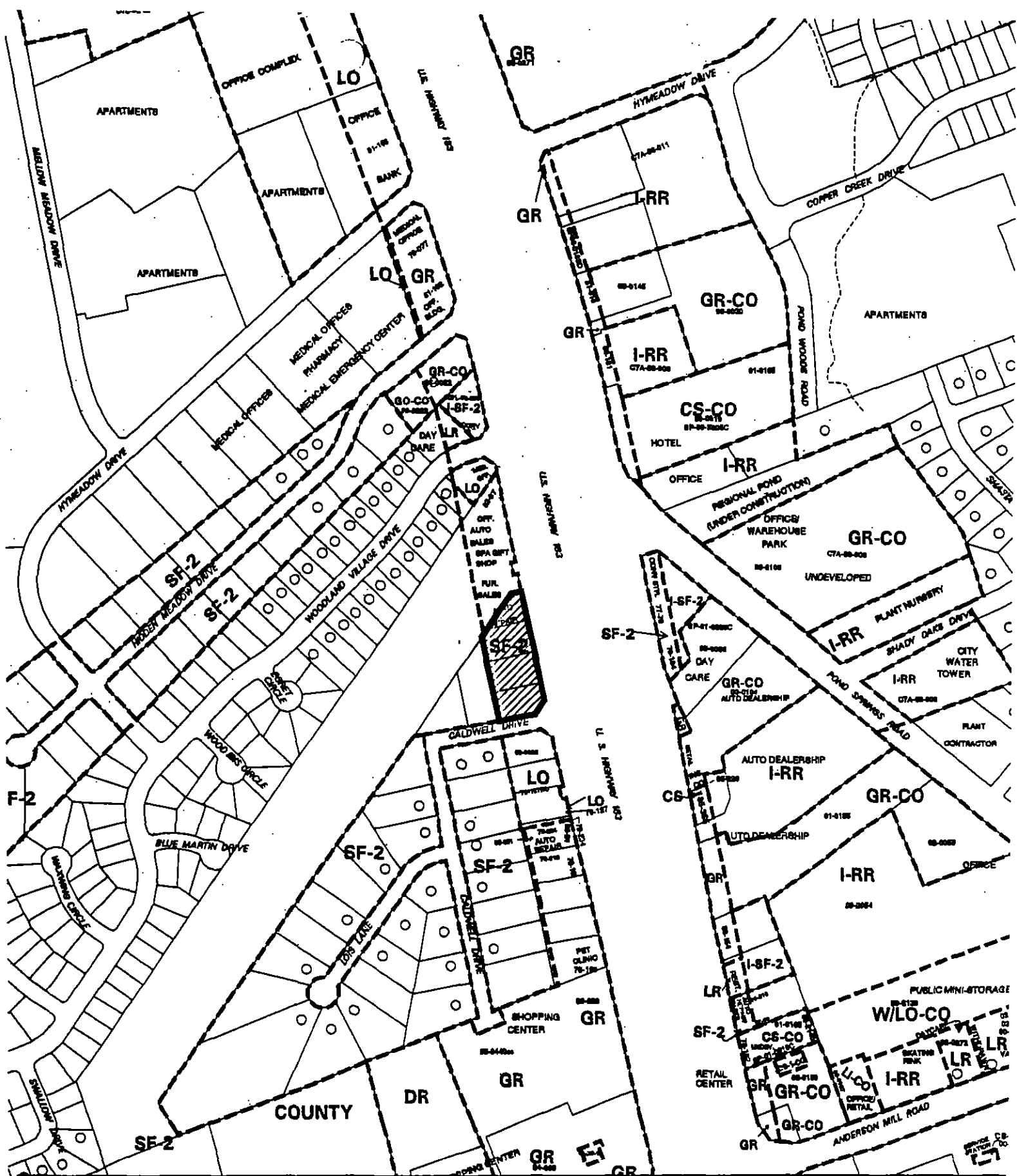
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 8, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, July 28, 2005      §  
   §  
   §        
   Will Wynn  
   Mayor

APPROVED:       ATTEST:   
                                 David Allan Smith      Shirley A. Brown  
                                 City Attorney      City Clerk



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>  CASE #: C14-05-0043 ADDRESS: N US HWY 183 @ CALDWELL SUBJECT AREA (acres): 1.320	CITY GRID REFERENCE NUMBER  F38	
	PENDING CASE				DATE: 05-03
	ZONING BOUNDARY				INTLS: SM
	CASE MGR: S. GAGER				