

**ORDINANCE NO. 040506-Z-13**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2510 ONION CREEK PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMERCIAL RECREATION-CONDITIONAL OVERLAY (CR-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 interim rural residence (I-RR) district to commercial recreation-conditional overlay (CR-CO) combining district on the property described in Zoning Case No.C14-04-0053, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 172 and 173, Block A, Onion Creek Addition, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 93, Pages 230-238 , of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2510 Onion Creek Parkway, in the City of Austin, Travis 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:

The following uses are prohibited uses of the Property:

Cultural services	Marina
Recreational equipment maintenance and storage	Recreational equipment sales
Bed and breakfast residential (Group 2)	Bed and breakfast residential (Group 1)
Campground	Art and craft studio (general)
Hotel-motel	Hospital services (limited)
Indoor sports and recreation	Indoor entertainment
Private secondary educational facilities	Private primary educational facilities
Public secondary educational facilities	Public primary educational facilities
Restaurant (limited)	Service station

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

**PART 3.** This ordinance takes effect on May 17, 2004.

**PASSED AND APPROVED**

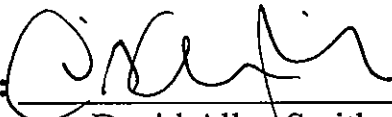
\_\_\_\_\_, May 6, 2004

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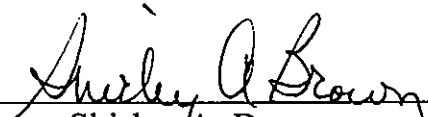
Will Wynn  
Mayor

**APPROVED:**

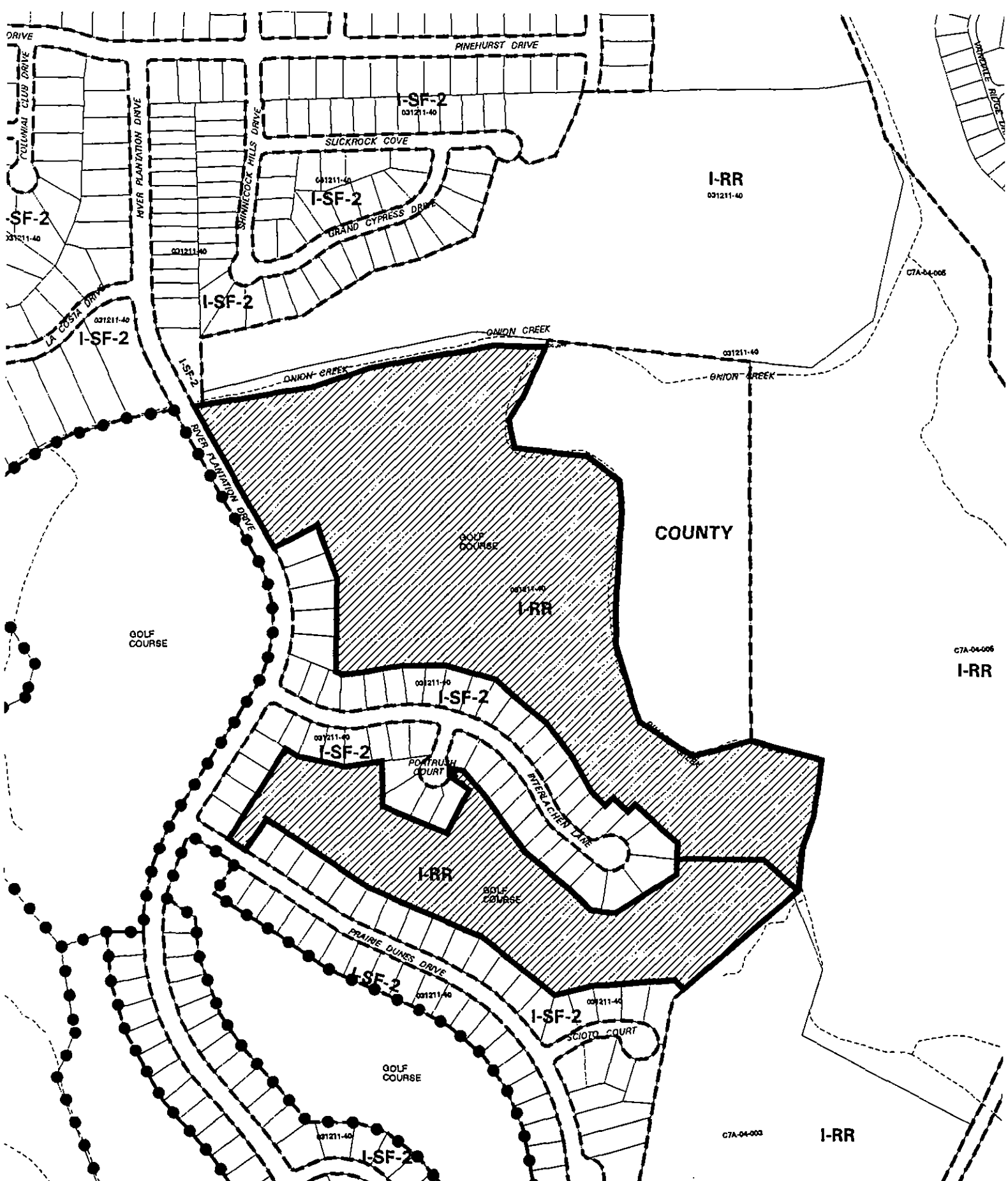






David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: W. WALSH	ZONING EXHIBIT A CASE #: C14-04-0053 ADDRESS: 2510 UNION CREEK PKWY SUBJECT AREA (acres): 42.960		CITY GRID REFERENCE NUMBER G11-12
		DATE: 04-03 INTLS: SM		