

ORDINANCE NO. 040826-Z-7

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12952 POND SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0070, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2B, Block A, Davol Pk. 2 (Resubdivision of Lot 2) Block A, Lot 2B Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet L, Slide 186, Official Records of Williamson County, Texas, (the "Property")

locally known as 12952 Pond Springs Road, 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. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent to the north property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

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

Automotive rentals
Bail bond services
Commercial off-street parking
Drop-off recycling collection facility
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor entertainment
Outdoor sports and recreation
Personal improvement services
Restaurant (general)
Service station
Community recreation (private)
Congregate living
Hospital services (general)
Residential treatment

Automotive washing (of any type)
Business of trade school
Communications services
Exterminating services
General retail sales (general)
Indoor entertainment
Medical offices (exceeding 5,000 s.f.
gross floor area)
Pawn shop services
Research services
Restaurant (limited)
Theater
Community recreation (public)
Group home, Class II
Hospital services (limited)

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 September 6, 2004.

PASSED AND APPROVED

August 26, 2004

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

