

ORDINANCE NO. 041021-Z-18

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10700 ANDERSON MILL 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.C14-04-0112, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Block A, Anderson Mill Center Phase 3 Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet D, Slide 198, of the Official Public Records of Williamson County, Texas, (the "Property")

locally known as 10700 Anderson Mill 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. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection facility
Funeral services

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Exterminating services
Hotel-motel

Indoor entertainment
Outdoor sports and recreation
Research services
Hospital services (general)

Outdoor entertainment
Pawn shop services
Theater

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

Community recreation (private)
Congregate living
Hospital services (limited)
Medical offices (exceeding 5,000
sq. ft. gross floor area)

Community recreation (public)
Group home, Class II
Residential treatment


PART 3. Except as specifically restricted under this ordinance, the Property may be developed in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on November 1, 2004.

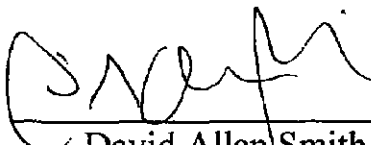
PASSED AND APPROVED

October 21, 2004


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Will Wynn
Mayor





APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER F37
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-04-0112	DATE: 04-07	
	CASE MGR: S.GAGER	ADDRESS: 10700 ANDERSON MILL RD.	INTLS: TRC	
	SUBJECT AREA (acres): 4.220	SF-1		