

**ORDINANCE NO. 20060608-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9815-9817 ANDERSON MILL ROAD FROM SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 large lot (SF-1) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-06-0002, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1 and 2, Davis Acres Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet A, Slides 371-372, of the Official Records of Williamson County, Texas (the "Property"),

locally known as 9815-9817 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:

Food sales  
Consumer convenience services  
College and university facilities  
Private secondary educational facilities  
Plant nursery  
Custom manufacturing

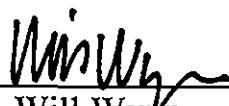
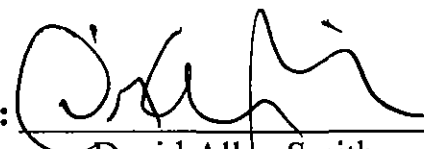
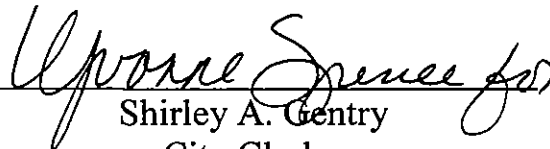
Service station  
Consumer repair services  
Guidance services  
Off-site accessory parking  
Printing and publishing

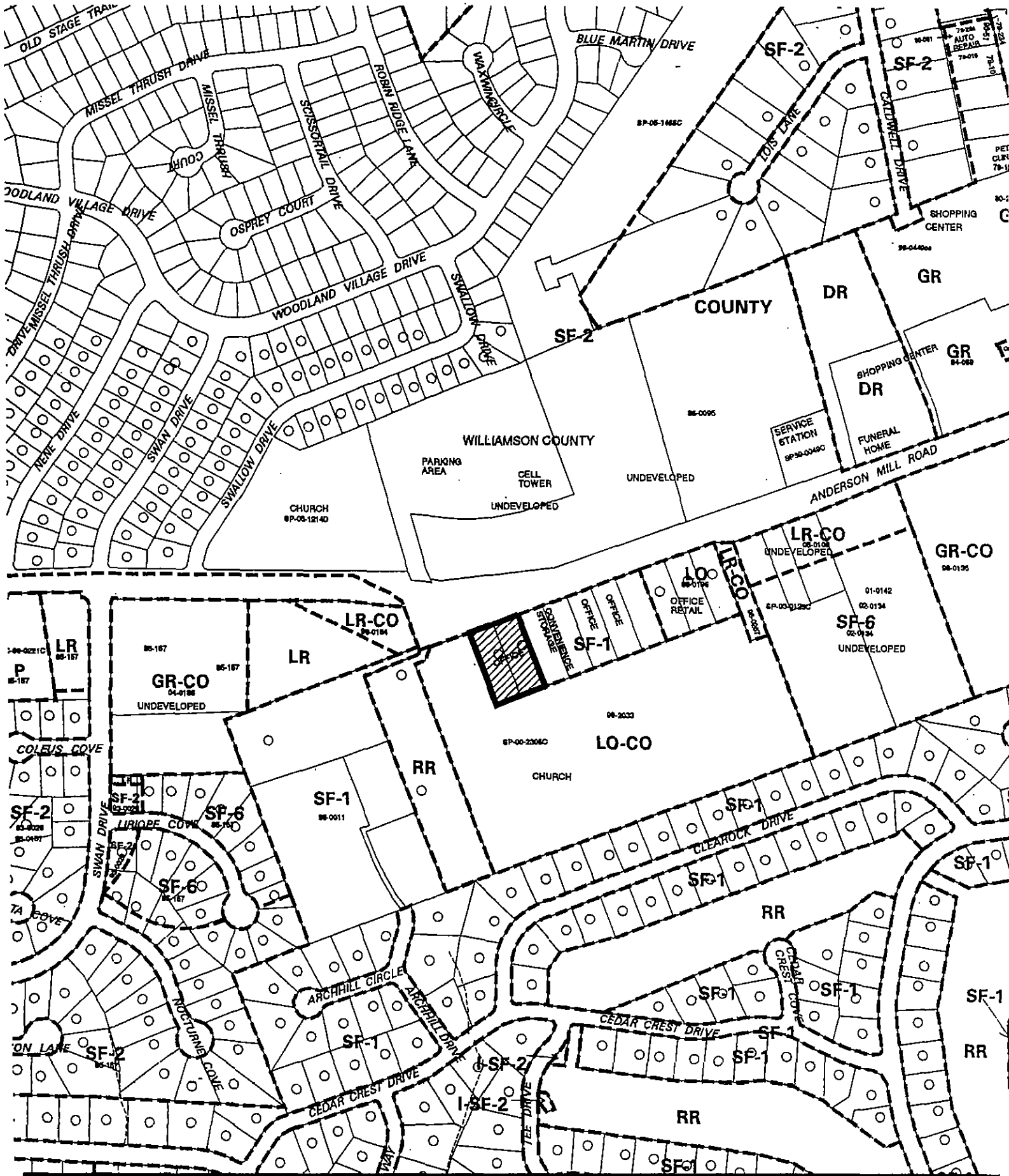
3. Drive-in service use is prohibited as an accessory use to a commercial use.

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

**PART 3.** This ordinance takes effect on June 19, 2006.

**PASSED AND APPROVED**

<u>June 8</u> , 2006	§ § §	<u></u> Will Wynn Mayor
<b>APPROVED:</b> <u></u> David Allan Smith City Attorney	<b>ATTEST:</b>	<u></u> Shirley A. Gentry City Clerk



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING EXHIBIT A</b>		<b>CITY GRID REFERENCE NUMBER</b> F37
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> C14-06-0002	<b>DATE:</b> 06-02	
	<b>CASE MGR:</b> S.SIRWAITIS	<b>ADDRESS:</b> 9815 - 9817 ANDERSON MILL RD <b>SUBJECT AREA (acres):</b> 0.490	<b>INTLS:</b> SM	