

ORDINANCE NO. 20200903-047

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13313 OLD GREGG LANE FROM RURAL RESIDENCE (RR) DISTRICT TO WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-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 rural residence (RR) district to warehouse limited office-conditional overlay (W/LO-CO) combining district on the property described in Zoning Case No. C14-2020-0061, on file at the Planning and Zoning Department, as follows:

Lot 2, Block A, REPLAT OF VALEX ESTATES, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200600008, Plat Records of Travis County, Texas (the "Property"),

locally known as 13313 Old Gregg Lane in the City of Austin, Travis County, Texas, 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:

A. The following uses are not permitted uses of the Property:

Art gallery	Art workshop
Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Building maintenance services	Business or trade school
Business support services	Club or lodge
College and university facilities	Communication service facilities
Communications services	Community events
Community garden	Community recreation (private)
Community recreation (public)	Construction sales and services
Convalescent services	Convenience storage
Counseling services	Cultural services
Custom manufacturing	Day care services (commercial)
Day care services (general)	Day care services (limited)
Electronic prototype assembly	Electronic testing
Equipment repair services	Exterminating services

Food preparation
Pedicab storage and dispatch
Private primary education
facilities
Public primary education facilities
Safety services

Local utility services
Printing and publishing
Private secondary educational
facilities
Public secondary educational facilities
Urban farm

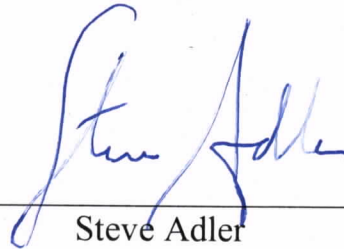
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the warehouse/limited office (W/LO) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 14, 2020.

PASSED AND APPROVED

_____, September 3, 2020

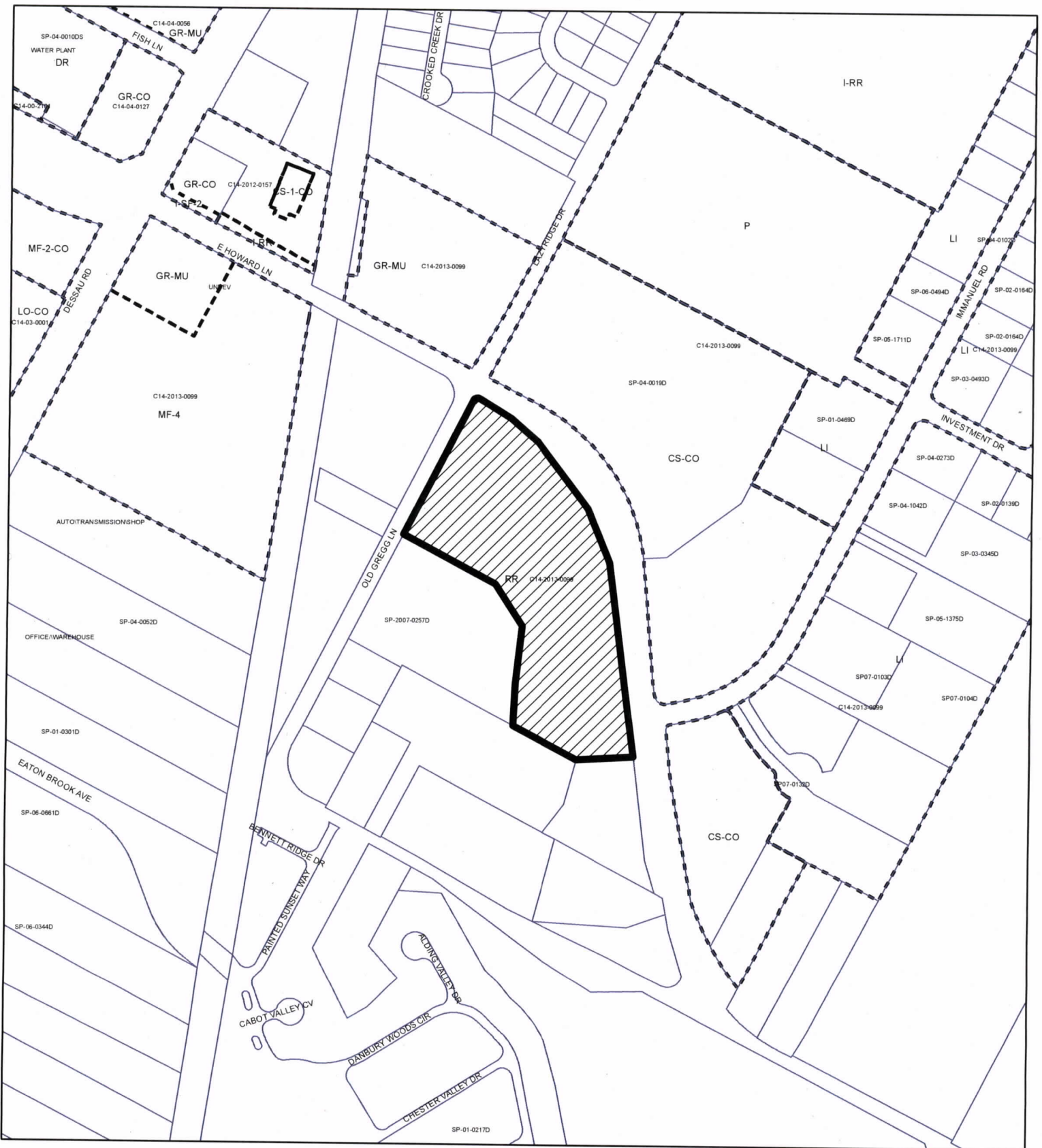
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Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan *by:*
City Attorney *Thomas*

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0061

Exhibit A

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 6/1/2020