

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13685 NORTH U.S. HIGHWAY 183 FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2012-0129, on file at the Planning and Development Review Department, as follows:

Lot 1 of the Resubdivision of Lot 1C-A of the Amended Plat of Lots 1A, 1B and 1C, Block A, Resubdivision of Lot 1, Block A, Heritage Center Northwest Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet DD, Slides 340-341 of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 13685 North U.S. Highway 183 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:

- A. 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.
- B. A twenty-foot wide vegetative buffer shall be provided and maintained along the eastern most 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.

1 C. The following uses are prohibited uses of the Property:
2

Custom manufacturing	Limited warehousing and distribution
Agricultural sales and services	Art workshop
Automotive washing (of any type)	Building maintenance services
Campground	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Drop-off recycling collection facility	Electronic Prototype Assembly
Exterminating services	Equipment repair services
Equipment sales	Kennels
Laundry services	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation
Vehicle storage	Veterinary services
Maintenance and service facilities	Transitional housing
Transportation terminal	

3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the general commercial services
6 (CS) base district and other applicable requirements of the City Code.
7

8 **PART 3.** This ordinance takes effect on _____, 2013.
9

10 **PASSED AND APPROVED**
11

12 §
13 §
14 _____, 2013 § _____
15

16 Lee Leffingwell
17 Mayor
18

19 **APPROVED:** _____ **ATTEST:** _____
20 Karen M. Kennard Shirley A. Gentry
21 City Attorney City Clerk

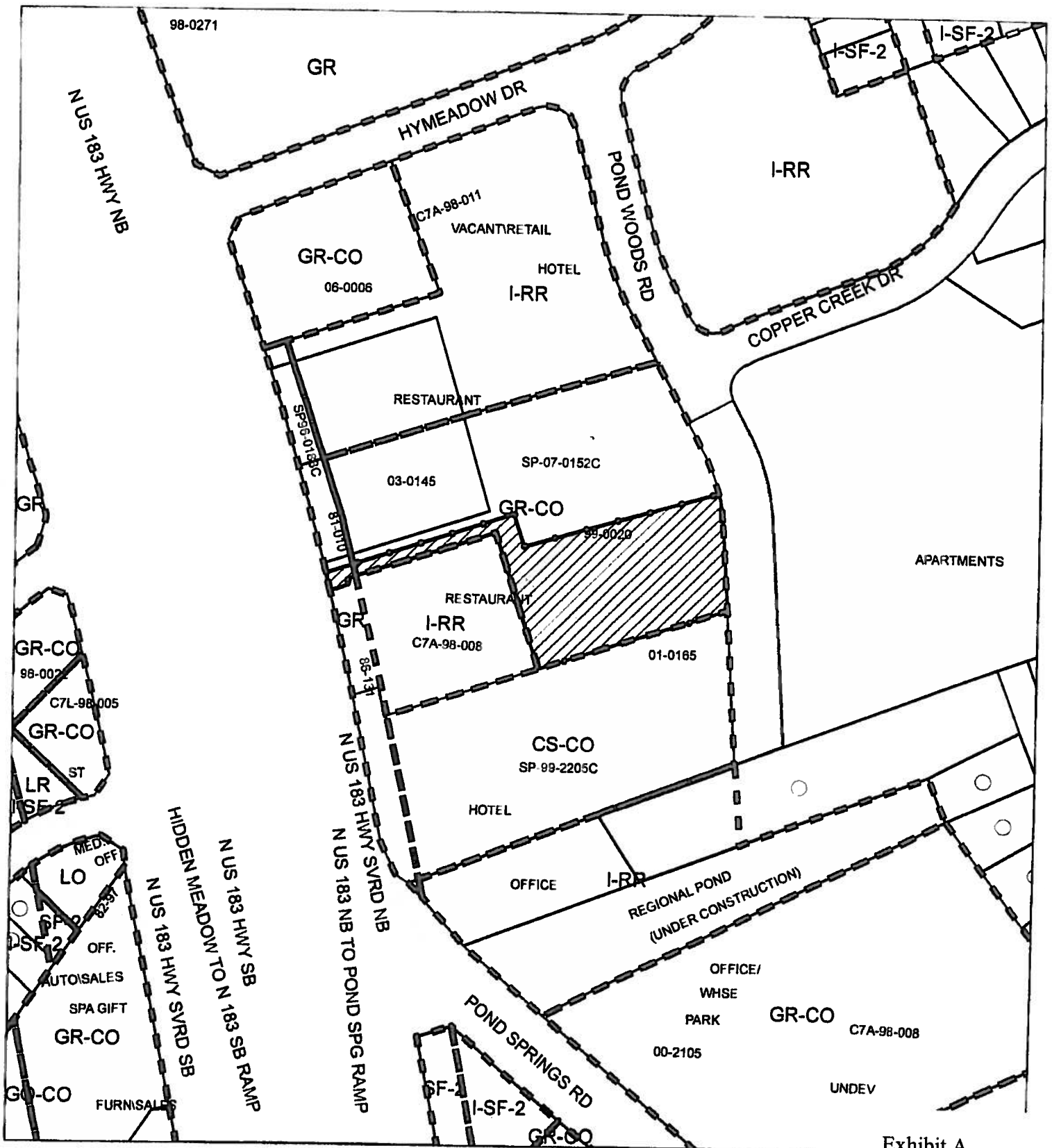


Exhibit A

ZONING CASE#: C14-2012-0129

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.

