

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9710-9718 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM GENERAL COMMERCIAL SERVICES -CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 general commercial services-conditional overlay (CS-CO) combining district and interim-rural residence (I-RR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0012, on file at the Planning and Development Review Department, as follows:

Lots 1, Z.F.B. Subdivision, a subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 86, Slide 228 of the Plat Records of Williamson County, Texas (the "Property"),

locally known as 9710-9718 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:

- 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 building or structure for a convenience storage use on the Property may not exceed one story or 20 feet in height.
- C. Mechanical equipment and dumpsters on the Property shall be screened from the view of the adjacent single family residential property to the north.

- 1 D. Exterior lighting must be hooded or shielded so that the light source is not
2 directly visible from the adjacent single family residential property to the
3 north.
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5 E. An eight foot high solid fence shall be provided and maintained along the
6 north property line that runs between the Property and the adjacent single
7 family residential property.
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9 F. The maximum height, as defined in City Code, of a building or structure on the
10 Property may not exceed two stories or 30 feet.
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12 G. Development of the Property may not exceed 12 residential units per acre
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14 H. Development of the Property may not exceed 60 residential units.
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16 I. The following uses are prohibited uses of the Property:
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Multifamily residential	Short-term rental
Agricultural sales and services	Alternative financial services
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business maintenance services
Business or trade school	Business support services
Campground	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Consumer convenience services	Consumer repair services
Electronic testing	Drop-off recycling collection facility
Electronic prototype assembly	Equipment repair services
Equipment sales	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing

Research services
Restaurant (limited)
Theater
Veterinary services
Limited warehousing and distribution
College and university facilities
Community recreation (private)
Congregate living
Guidance services
Hospital services (limited)
Transitional housing
Private secondary educational facilities

Restaurant (general)
Service station
Vehicle storage
Custom manufacturing
Club or lodge
Community events
Community recreation (public)
Convalescent services
Hospital services (general)
Maintenance and service facilities
Residential treatment
Transportation terminal

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

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

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10 **PASSED AND APPROVED**

11
12 §
13 §
14 _____, 2013 §

Lee Leffingwell
Mayor

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19 **APPROVED:** _____
20 Karen M. Kennard
21 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

