

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 10313 LAKE CREEK PARKWAY AND CHANGING**  
3 **THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT**  
4 **TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**  
5 **COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to community  
11 commercial-conditional overlay (GR-CO) combining district on the property described in  
12 Zoning Case No. C14-2014-0061, on file at the Planning and Development Review  
13 Department, as follows:

14  
15 Lot 2, Anderson Mill Subdivision, a subdivision in the City of Austin, Williamson  
16 County, Texas, according to the map or plat of record in Cabinet, Page 113 and  
17 114 of the Plat Records of Williamson County, Texas (the "Property"),  
18

19 locally known as 10313 Lake Creek Parkway in the City of Austin, Williamson County,  
20 Texas, and generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following condition:  
24

25 A site plan or building permit for the Property may not be approved, released, or  
26 issued, if the completed development or uses of the Property, considered cumulatively  
27 with all existing or previously authorized development and uses, generate traffic that  
28 exceeds 2,000 trips per day.  
29

30 Except as specifically restricted under this ordinance, the Property may be developed and  
31 used in accordance with the regulations established for the community commercial (GR)  
32 base district and other applicable requirements of the City Code.  
33  
34  
35  
36  
37

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

2  
3

5  
6  
7  
8




9  
10

13  
14  
15



Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2014-0061

1" = 200'

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.

