

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 10300 ANDERSON MILL ROAD AND CHANGING
3 THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE
4 STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-
5 CONDITIONAL OVERLAY (LR-CO) 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-single family residence standard lot (I-SF-2) district
11 to neighborhood commercial-conditional overlay (LR-CO) combining district on the
12 property described in Zoning Case No. C14-2014-0041, on file at the Planning and Zoning
13 Department, as follows:
14

15 Lot 8A, Block O, The Woodland Village of Anderson Mill Section II, Phase 2
16 Subdivision, a subdivision in the City of Austin, Williamson County, Texas,
17 according to the map or plat of record in Cabinet C, Slides 267-268 of the Plat
18 Records of Williamson County, Texas (the "Property"),
19

20 locally known as 10300 Anderson Mill Road in the City of Austin, Williamson County,
21 Texas, and generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following condition:
25

26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively
28 with all existing or previously authorized development and uses, generate traffic that
29 exceeds 2,000 trips per day.
30

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

1 **PART 3.** This ordinance takes effect on _____, 2015.
2
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4 **PASSED AND APPROVED**
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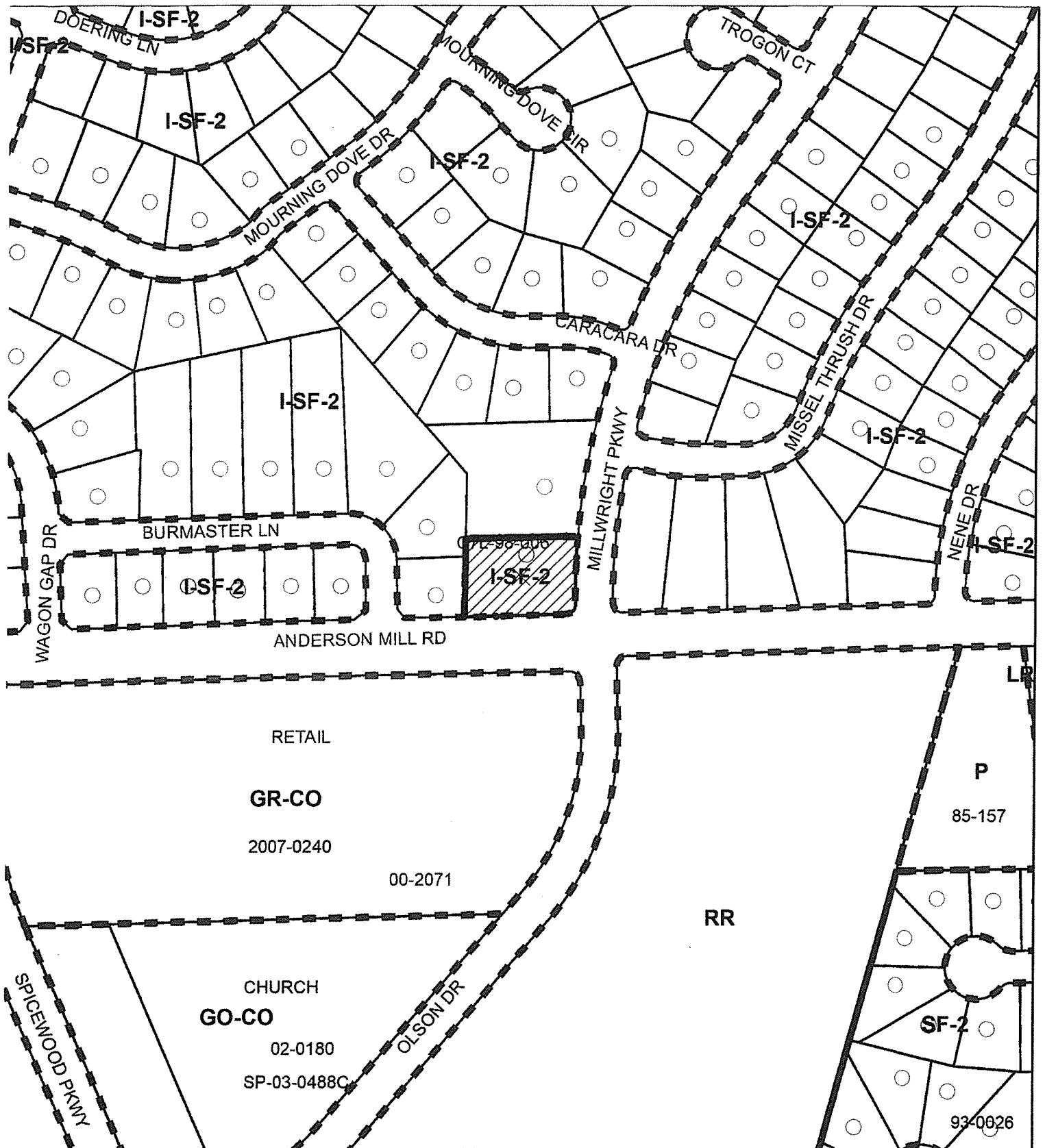
6 §
7 §
8 _____, 2015 § _____
9

Steve Adler
Mayor

10
11
12
13 **APPROVED:** _____ **ATTEST:** _____
14

Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk



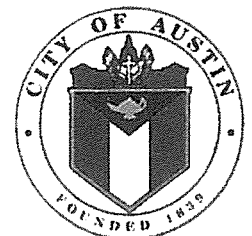
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE

C14-2014-0041

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 by the City of Austin regarding specific accuracy or completeness



1" = 200'

Exhibit A

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