

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6000 MOUNTAIN SHADOWS DRIVE IN THE WEST  
3 OAK HILL NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED  
4 USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO  
5 NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited office-mixed use-neighborhood plan (LO-MU-NP)  
12 combining district to neighborhood commercial-mixed use-conditional overlay-  
13 neighborhood plan (LR-MU-CO-NP) combining district on the property described in  
14 Zoning Case No. C14-2015-0020, on file at the Planning and Zoning Department, as  
15 follows:  
16

17 Lot 2, Block A, 2<sup>nd</sup> Resubdivision of Block A Mountain Shadows Subdivision, a  
18 subdivision in the City of Austin, Travis County, Texas, according to the map or  
19 plat of record in Plat Book 59, Page 83 of the Plat Records of Travis County,  
20 Texas (the "Property"),  
21

22 locally known as 6000 Mountain Shadows Drive in the City of Austin, Travis County,  
23 Texas, and generally identified in the map attached as Exhibit "A".  
24

25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
26 Property may be developed and used in accordance with the regulations established for the  
27 neighborhood commercial (LR) base district and other applicable requirements of the City  
28 Code.  
29

30 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions:  
32

- 33 A. A site plan or building permit for the Property may not be approved, released,  
34 or issued, if the completed development or uses of the Property, considered  
35 cumulatively with all existing or previously authorized development and uses,  
36 generate traffic that exceeds 2,000 trips per day.  
37

1  
2 B. The following uses are conditional uses of the Property:  
3

4 Private secondary educational facilities  
5 Personal services  
6 College and university facilities  
7

8 C. The following uses are not permitted uses of the Property:  
9

10  
11 Alternative financial services  
12 Consumer repair services  
13 Food sales  
14 General retail sales (general)  
15 Pedicab storage and dispatch  
16 Plant nursery  
17 Restaurant (general)  
18 Service station  
19 Guidance services

20 Consumer convenience services  
21 Financial services  
22 General retail sales (convenience)  
23 Off-site accessory parking  
24 Pet services  
25 Printing and publishing  
26 Restaurant (limited)  
27 Custom manufacturing

28  
29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the neighborhood commercial (LR)  
31 base district, the mixed use combining district and other applicable requirements of the  
City Code.

PART 4. The Property is subject to Ordinance No. 20081211-097 that established the  
West Oak Hill neighborhood plan combining district.

PART 5. This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

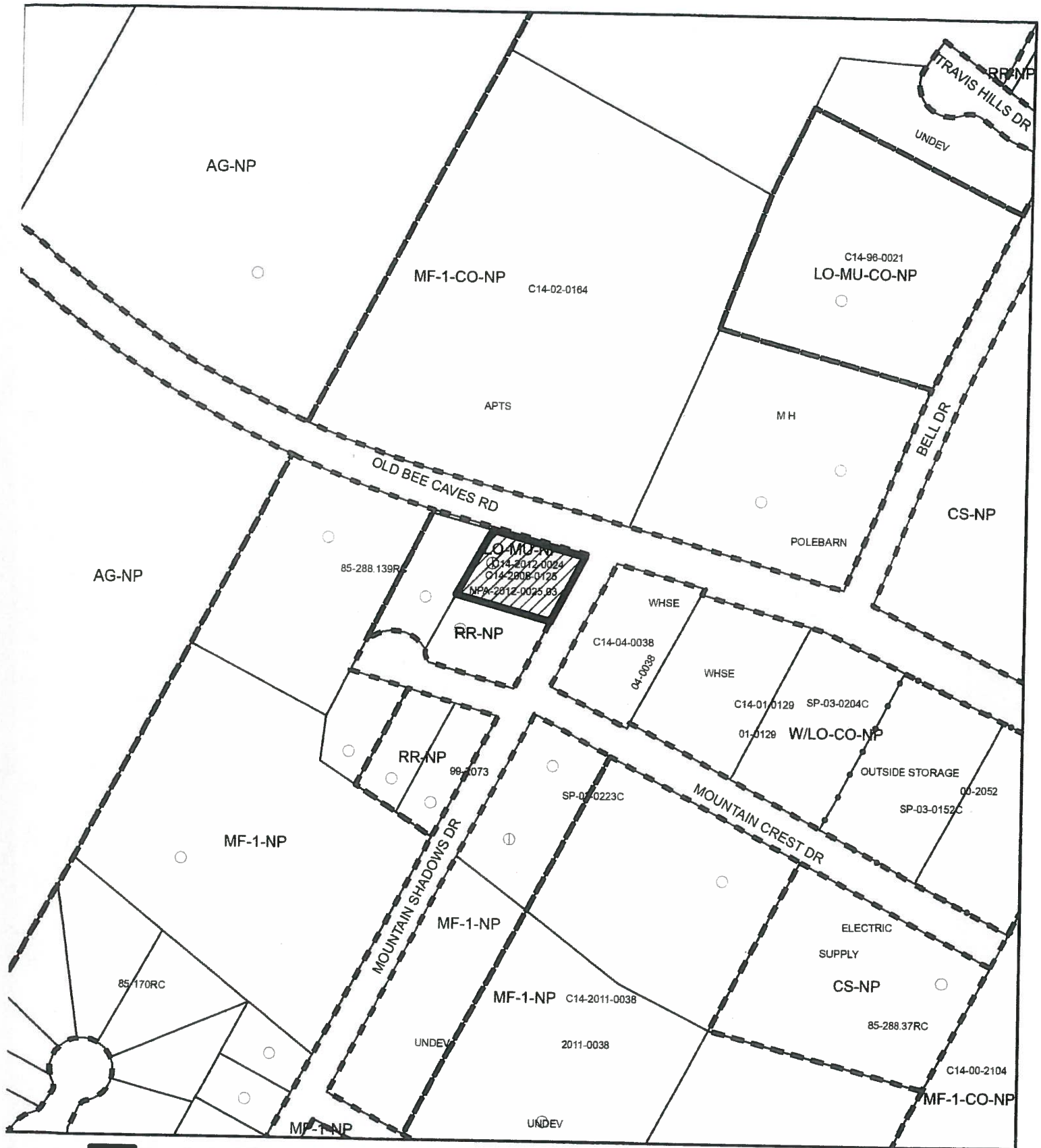
\_\_\_\_\_, 2015      §  
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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

## ZONING - Exhibit A

ZONING CASE#: C14-2015-0020

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.

