

**ORDINANCE NO. 20150514-029**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6000 MOUNTAIN SHADOWS DRIVE IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-MIXED USE-NEIGHBORHOOD PLAN (LO-MU-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-CO-NP) 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 limited office-mixed use-neighborhood plan (LO-MU-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0020, on file at the Planning and Zoning Department, as follows:

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

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

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

**PART 3.** 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. The following uses are conditional uses of the Property:

Private secondary educational facilities  
Personal services  
College and university facilities

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

Alternative financial services  
Consumer repair services  
Food sales  
General retail sales (general)  
Pedicab storage and dispatch  
Plant nursery  
Restaurant (general)  
Service station  
Guidance services

Consumer convenience services  
Financial services  
General retail sales (convenience)  
Off-site accessory parking  
Pet services  
Printing and publishing  
Restaurant (limited)  
Custom manufacturing

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) 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 May 25, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, May 14, 2015

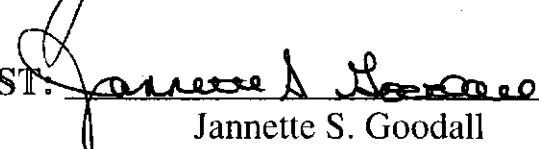
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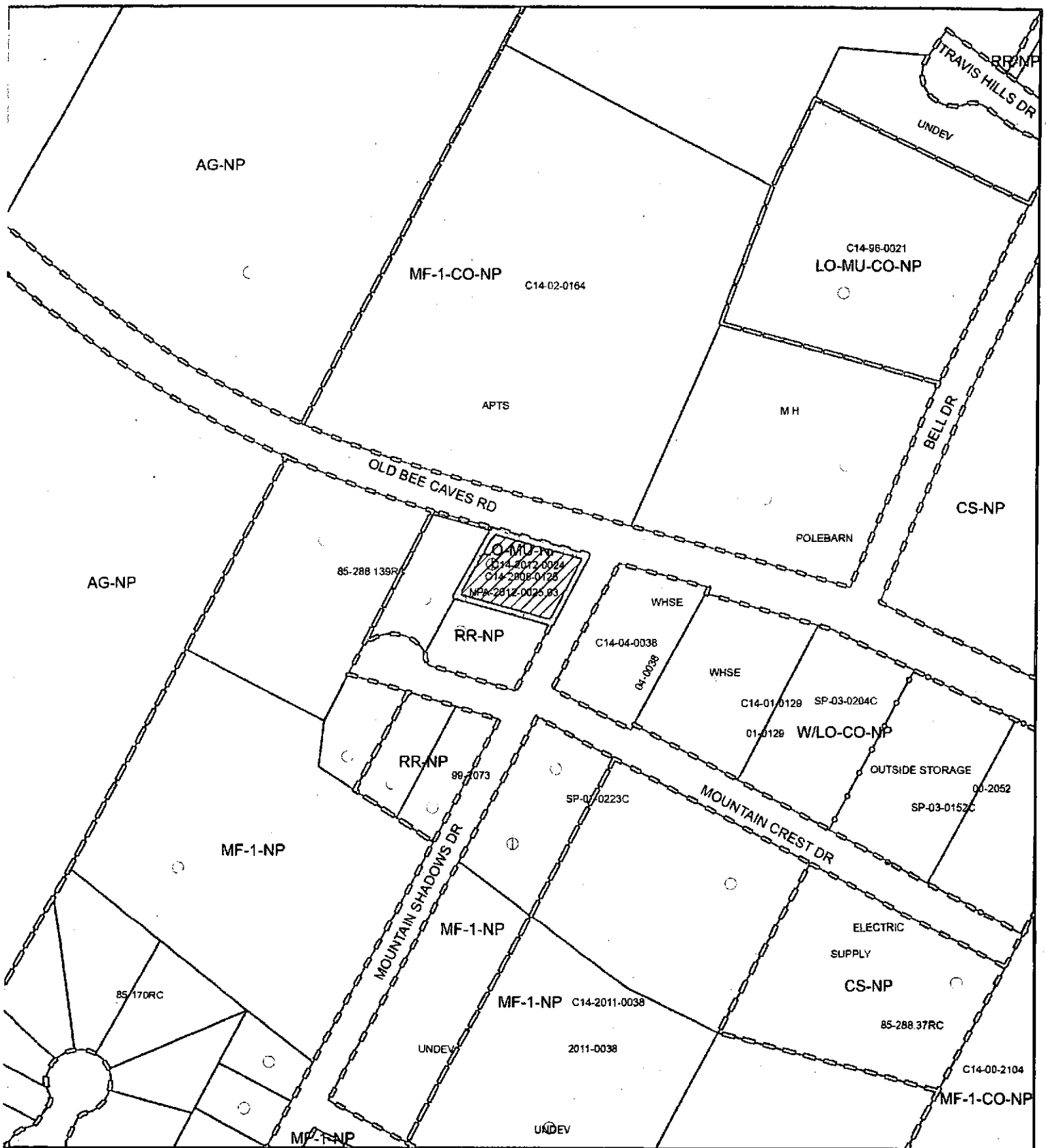
  
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Steve Adler  
Mayor




**APPROVED:**

  
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Anne L. Morgan  
Interim City Attorney

**ATTEST:**

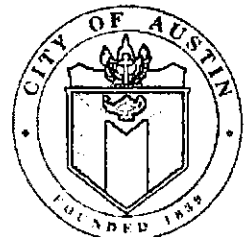
  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## 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.

1" = 200'