

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2201 ONION CREEK PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2015-0060, on file at the Planning and Zoning Department, as follows:

Lot A, Onion Creek Section 1-B Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 79, Pages 313 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2201 Onion Creek Parkway 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) 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.

38 B. The following uses are not permitted uses of the Property:
39

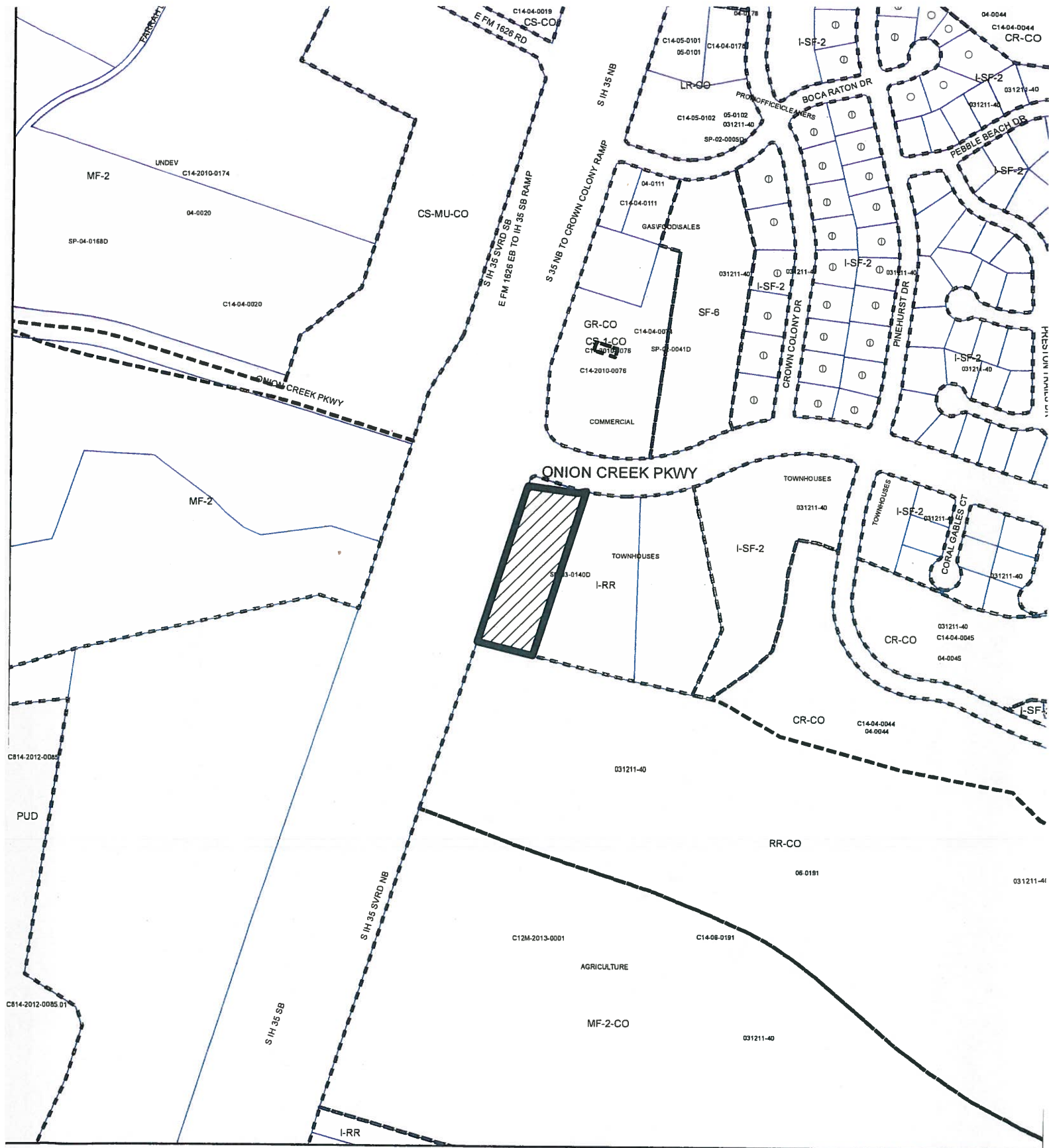
Automotive rentals	Automotive repair services
Automotive sales	Commercial off-street parking
Exterminating services	Funeral services
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Outdoor sports and recreation
Outdoor entertainment	Automotive washing (of any type)
Pawn shop services	Plant nursery
Research services	Service station
Club or lodge	Community recreation (private)
Off-site accessory parking	Community recreation (public)
Congregate living	Cultural services
Guidance services	Hospital services (general)
Private secondary educational facilities	Residential treatment

40
41 **PART 4.** This ordinance takes effect on _____, 2015.
42




43 **PASSED AND APPROVED**
44

45 §
46 §
47 _____, 2015 § _____
48 Steve Adler
49 Mayor
50

51
52 **APPROVED:** _____ **ATTEST:** _____
53 Anne L. Morgan Jannette S. Goodall
54 Interim City Attorney City Clerk



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Zoning Case: C14-2015-0060

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.



Exhibit A