

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 701 AND 709 CHAPARRAL ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT 1 AND TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 2.**

**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 general commercial services (CS) district, family residence (SF-3) district and single family residence standard lot (SF-2) district to commercial services-conditional overlay (CS-CO) combining district for Tract 1 and to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district for Tract 2 on the property described in Zoning Case No. C14-2015-0003B, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

Lot 23, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 4, Page 285 of the Plat Records of Travis County, Texas,

**Tract 2:**

Lot 22, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 4, Page 285 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property")

locally known as 701 and 709 Chaparral Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

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

- 37 A. A site plan or building permit for the Property may not be approved, released,  
38 or issued, if the completed development or uses of the Property, considered  
39 cumulatively with all existing or previously authorized development and uses,  
40 generate traffic that exceeds 2,000 trips per day.  
41
- 42 B. Except as otherwise provided in this section, driveway access to Chaparral  
43 Road from the Property is prohibited. This section does not apply to the  
44 residence located at 701 Chaparral Road.  
45
- 46 C. Drive-in service use for the Property is prohibited as an accessory use to  
47 commercial services.  
48
- 49 D. The maximum height of a building or structure for Tract 1 may not exceed 1  
50 story or 18 feet.  
51
- 52 E. The maximum height of a building or structure for residential use for Tract 2  
53 may not exceed 1 story or 18 feet.  
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- 55 F. Development of Tract 2 may not exceed 1 unit.  
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- 57 G. A 25-foot wide vegetative buffer with a 6-foot tall solid fence shall be provided  
58 for Tract 2 along the south and west property lines.  
59
- 60 H. The following uses are not permitted uses of Tract 1:  
61

|  |                                    |
|--|------------------------------------|
| Adult-oriented businesses              | Agricultural sales and services    |
| Automotive washing (of any type)       | Bail bond services                 |
| Automotive repair services             | Hotel-motel                        |
| Building maintenance services          | Campground                         |
| Commercial blood plasma center         | Community garden                   |
| Construction sales and services        | Convenience storage                |
| Equipment sales                        | Equipment repair services          |
| Kennels                                | Exterminating services             |
| Monument retail sales                  | Laundry services                   |
| Outdoor sports and recreation          | Maintenance and service facilities |
| Service station                        | Outdoor entertainment              |
| Transportation terminal                | Plant nursery                      |
| Vehicle storage                        | Transitional housing               |
| Drop-off recycling collection facility | Urban farm                         |
|  | Limited warehousing and            |

distribution

I. The following uses are not permitted uses of Tract 2:

Automotive repair services  
Bail bond services  
Outdoor entertainment  
Plant nursery  
Urban farm  
Drop-off recycling collection  
facility

Automotive washing (of any type)  
Community garden  
Exterminating services  
Outdoor sports and recreation  
Service station  
Hotel-motel

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district, the community commercial (GR) district, the mixed use (MU) combining district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

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§  
§

\_\_\_\_\_, 2015 § \_\_\_\_\_

Steve Adler  
Mayor

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

Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk

