

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

**AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13033 POND SPRINGS ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0003, on file at the Planning and Zoning Department, as follows:

0.582 of an acre of land, more or less, out of and a portion of the Henry Rhodes Survey, Abstract Number 522, in Williamson County, Texas, and being all of that certain called 0.5818 of an acre tract of land conveyed by deed to Steven J. Sharp and wife, Patricia J. Sharp as recorded Document Number 9666181 of the Official Records of Williamson County, Texas, said tract of land also being known as 13033 Pond Springs Road in the city of Austin, Texas and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13033 Pond Springs Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit “B”.

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

A. The following uses are prohibited for the Property:

Outdoor entertainment  
Pawn shop services  
Hotel-motel  
Funeral services  
Drop-off recycling collection  
facility

Outdoor sports and recreation  
Service station  
Exterminating services  
Business or trade school

1 Except as specifically restricted under this ordinance, the Property may be used in  
2 accordance with the regulations established for the community commercial (GR) district  
3 and other applicable requirements of the City Code.  
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5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2017.  
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7 **PASSED AND APPROVED**

8  
9 §  
10 §  
11 \_\_\_\_\_, 2017 § \_\_\_\_\_  
12 Steve Adler  
13 Mayor  
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15  
16 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
17 Anne L. Morgan Jannette S. Goodall  
18 City Attorney City Clerk  
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