

**ORDINANCE NO. 20180510-064**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6500 FM 2222 ROAD FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 neighborhood commercial-conditional overlay (LR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0067, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Champion SR Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded as Document No. 200300123, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6500 FM 2222 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:

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 the trip allocation allotted by Ordinance No. 000309-80.

B. The following uses are conditional uses for the Property:

Off-site accessory parking	Personal services
Club or lodge	College and university facilities
Community recreation (private)	Community recreation (public)
Congregate living	Group home, Class II
Hospital services (limited)	Private secondary educational facilities

Residential treatment

C. The following uses are prohibited uses for the Property:

Short-term rental	Agricultural sales and services
Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Building maintenance services	Business or trade school
Business support services	Campground
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Consumer convenience services
Consumer repair services	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Exterminating services	Financial services
Food preparation	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Kennels	Laundry services
Monument retail sales	Outdoor entertainment
Outdoor Sports and Recreation	Pawn shop services
Pedicab storage and dispatch	Personal improvement services
Pet services	Plant nursery
Printing and publishing	Research services
Restaurant (general)	Restaurant (limited)
Service station	Theater
Vehicle storage	Veterinary services
Custom manufacturing	Limited warehousing and distribution
Indoor crop production	Guidance services
Hospital services (general)	Maintenance and service facilities
Transitional housing	Transportation terminal

**PART 3. Trip Allocation.**

By Ordinance No. 000309-80 the City Council allocated 6,500 trips across several tracts of land, including the Property subject to this ordinance. Site Plans SPC-01-0016A, SP-01-0386B and SP-01-0387B used 5,352 trips, leaving 1,148 trips for other development.

**PART 4.** 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 and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on May 21, 2018.

**PASSED AND APPROVED**

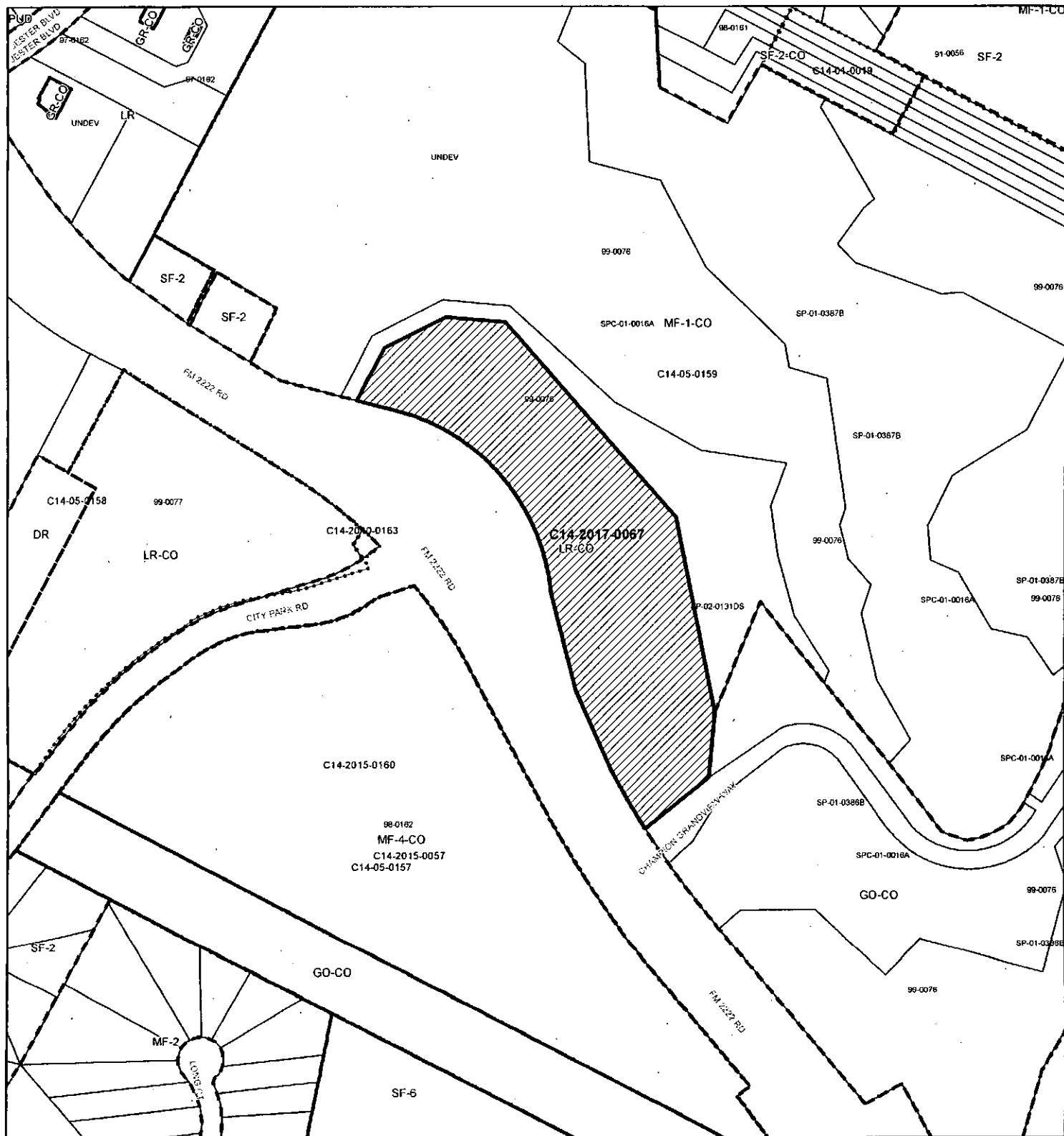
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May 10 \_\_\_\_\_, 2018

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Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

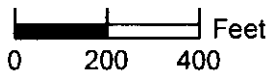
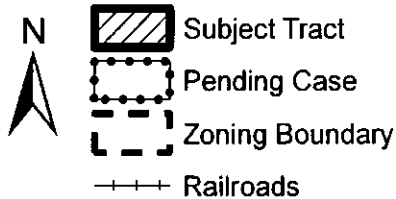
**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk



## ZONING

Case#: C14-2017-0067

### Exhibit A



1" = 400'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 6/1/2017