

ORDINANCE NO. 20231102-036

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5900 RAPID CREEK TRAIL AND 5902 THROUGH 5925 RAPID CREEK TRAIL IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 planned unit development-neighborhood plan (PUD-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0071.SH, on file at the Planning Department, as follows:

BLOCK 1, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 78, Page 91, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5900 Rapid Creek Trail and 5902 through 5925 Rapid Creek Trail in the City of Austin, Travis County, Texas, and 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:

The following uses are prohibited uses of the Property:

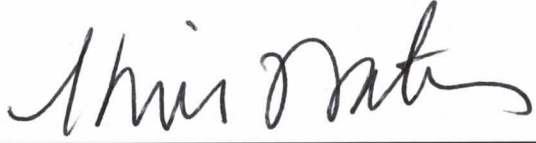

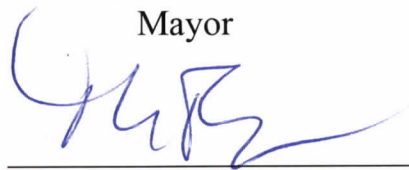
Automotive Rentals	Automotive Repairs & Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Club or Lodge
Commercial Off-Street Parking	Drop-Off Recycling Collection Facility
Exterminating Services	Funeral Services
Hotel/Motel	Off-Site Accessory Parking
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shop Services	Service Station

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021010-12a that established zoning for the Franklin Park Neighborhood Plan.

PART 5. This ordinance takes effect on November 13, 2023.

PASSED AND APPROVED

<u>November 2</u> , 2023		§ § § <u></u>
		Kirk Watson Mayor
APPROVED:	<u></u>	ATTEST: <u></u>
	Anne L. Morgan City Attorney	Myrna Rios City Clerk

Created: 6/1/2023