

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13504 1/2 BRIARWICK DRIVE; 9100 MEADOWHEATH DRIVE; 13332 VILLA PARK DRIVE; AND 13230 1/2, 13300, 13300 1/2, AND 13401 MORRIS ROAD 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) base district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2023-0100, on file at the Planning Department, as follows:

LOT 1, BLOCK A, TOWN AND COUNTY PARK ADDITION, a subdivision in Williamson County, Texas, according to the map or plat thereof as recorded in Cabinet Y, Slides 158-163, of the Official Public Records of Williamson County, Texas (the "Property"),

locally known as 13504 1/2 Briarwick Drive, 9100 Meadowheath Drive, 13332 Villa Park Drive, and 13230 1/2, 13300, 13300 1/2, and 13401 Morris Road in the City of Austin, Williamson 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) The following uses are prohibited uses of the Property:

Administrative and business  
offices

Art gallery

Automotive rentals

Automotive sales

Bail bond services

Bed & breakfast (Group 2)

Business support services

Commercial off-street parking

Community recreation – public

Consumer repair services

Alternative financial services

Art workshop

Automotive repair services

Automotive washing (of any type)

Bed & breakfast (Group 1)

Business or trade school

College and university facilities

Communication services

Consumer convenience services

Counseling services

Cultural services  
Drop-off recycling collection facility  
Financial services  
Food sales  
General retail sales – convenience  
Hospital services – general  
Hotel-motel  
Medical offices – exceeding 5,000 sq. ft. gross floor area  
Off-site accessory parking  
Pawn shop services  
Personal improvement services  
Pet services  
Printing and publishing  
Private secondary educational facilities  
Public primary educational facilities  
Research services  
Restaurant – limited  
Service station  
Software development  
Theater

Custom manufacturing  
Exterminating services  
Food preparation  
Funeral services  
General retail sales – general  
Hospital services – limited  
Indoor entertainment  
Medical offices – not exceeding 5,000 sq. ft. gross floor area  
Outdoor entertainment  
Pedicab storage and dispatch  
Personal services  
Plant nursery  
Private primary educational facilities  
Professional office  
Public secondary educational facilities  
Restaurant – general  
Safety services  
Short term rental  
Special use historic

**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 and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2024.

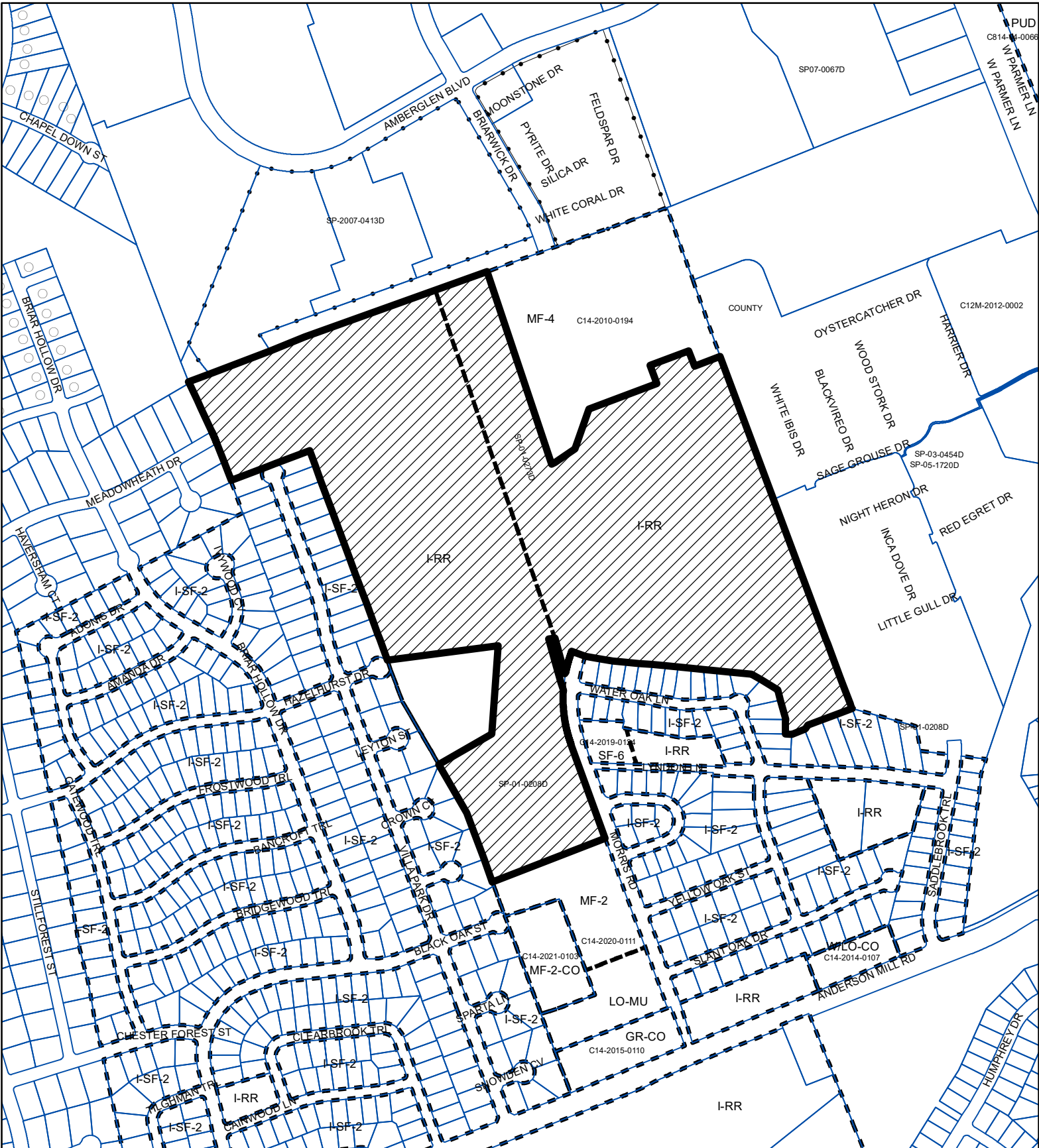
**PASSED AND APPROVED**

\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_




Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Myrna Rios  
City Attorney                      City Clerk

DRAFT



1" = 600'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2023-0100**  
**EXHIBIT A**

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



**Created: 8/28/2023**