

ORDINANCE NO. 20240404-054

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	Alternative financial services
Art gallery	Art workshop
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed & breakfast (Group 1)
Bed & breakfast (Group 2)	Business or trade school
Business support services	College and university facilities
Commercial off-street parking	Communication services
Community recreation – public	Consumer convenience services
Consumer repair services	Counseling services
Cultural services	Custom manufacturing

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

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 April 15, 2024.

PASSED AND APPROVED

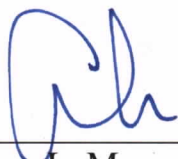
_____, April 4, 2024

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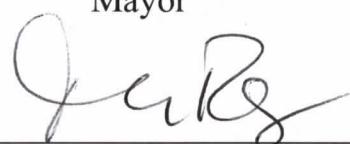
Kirk Watson
Mayor

APPROVED:

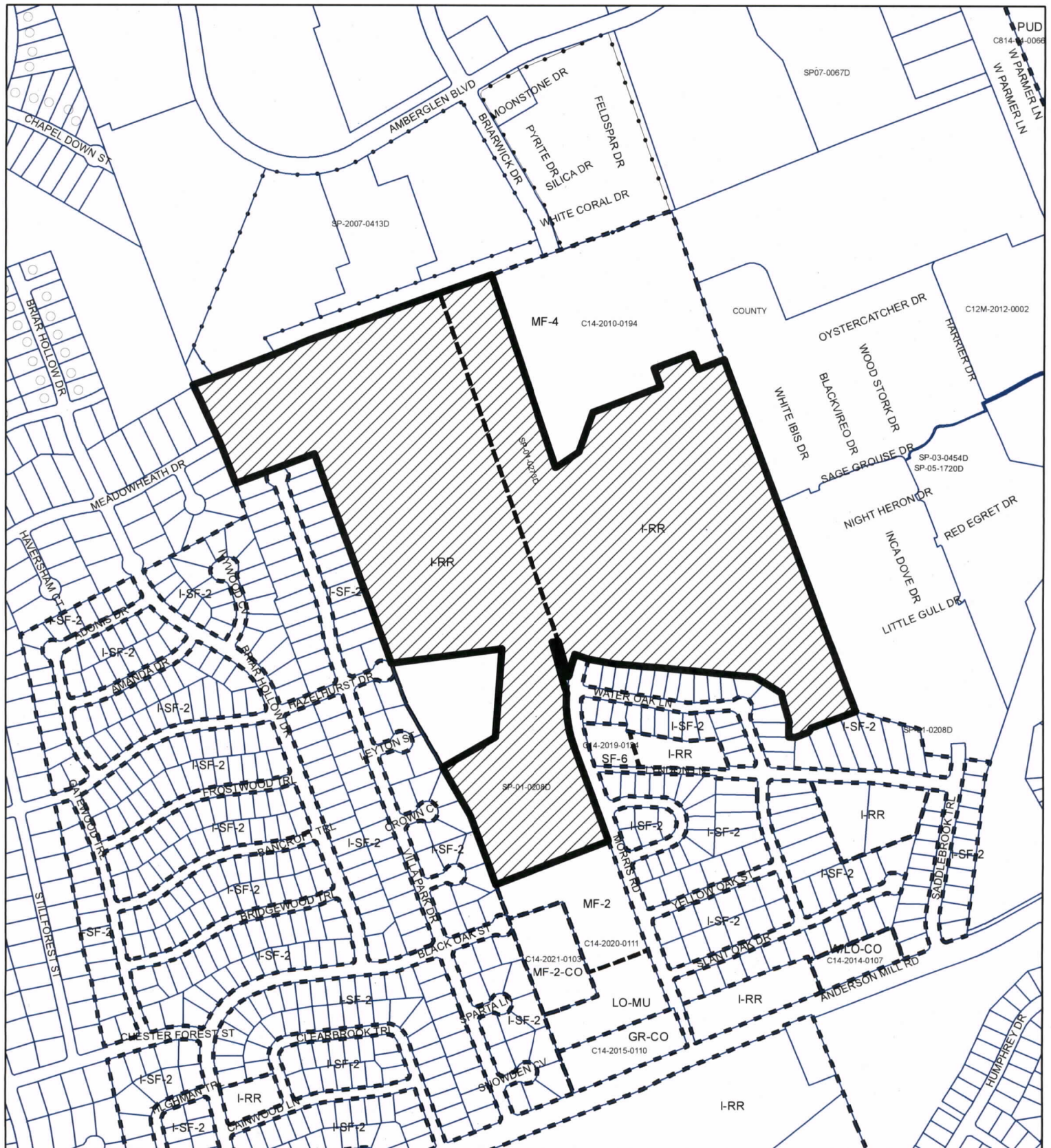





Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk



-  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



1" = 600'

Created: 8/28/2023