

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 5900 RAPID CREEK TRAIL AND 5902 THROUGH**
3 **5925 RAPID CREEK TRAIL IN THE SOUTHEAST COMBINED**
4 **NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-**
5 **NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO COMMUNITY**
6 **COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD**
7 **PLAN (GR-MU-CO-NP) COMBINING DISTRICT.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from planned unit development-neighborhood plan (PUD-NP)
13 combining district to community commercial-mixed use-conditional overlay-neighborhood
14 plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No.
15 C14-2023-0071.SH, on file at the Planning Department, as follows:

16
17 BLOCK 1, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, a
18 subdivision in the City of Austin, Travis County, Texas, according to the map or
19 plat of record in Volume 78, Page 91, of the Plat Records of Travis County, Texas
20 (the "Property"),
21

22 locally known as 5900 Rapid Creek Trail and 5902 through 5925 Rapid Creek Trail in the
23 City of Austin, Travis County, Texas, and generally identified in the map attached as
24 **Exhibit "A".**
25

26 **PART 2.** The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:
28

29 The following uses are prohibited uses of the Property:
30

Automotive Rentals
Automotive Sales
Bail Bond Services
Commercial Off-Street Parking

Exterminating Services
Hotel/Motel
Outdoor Entertainment
Pawn Shop Services

Automotive Repairs & Services
Automotive Washing (of any type)
Club or Lodge
Drop-Off Recycling Collection
Facility
Funeral Services
Off-Site Accessory Parking
Outdoor Sports and Recreation
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 _____, 2023.

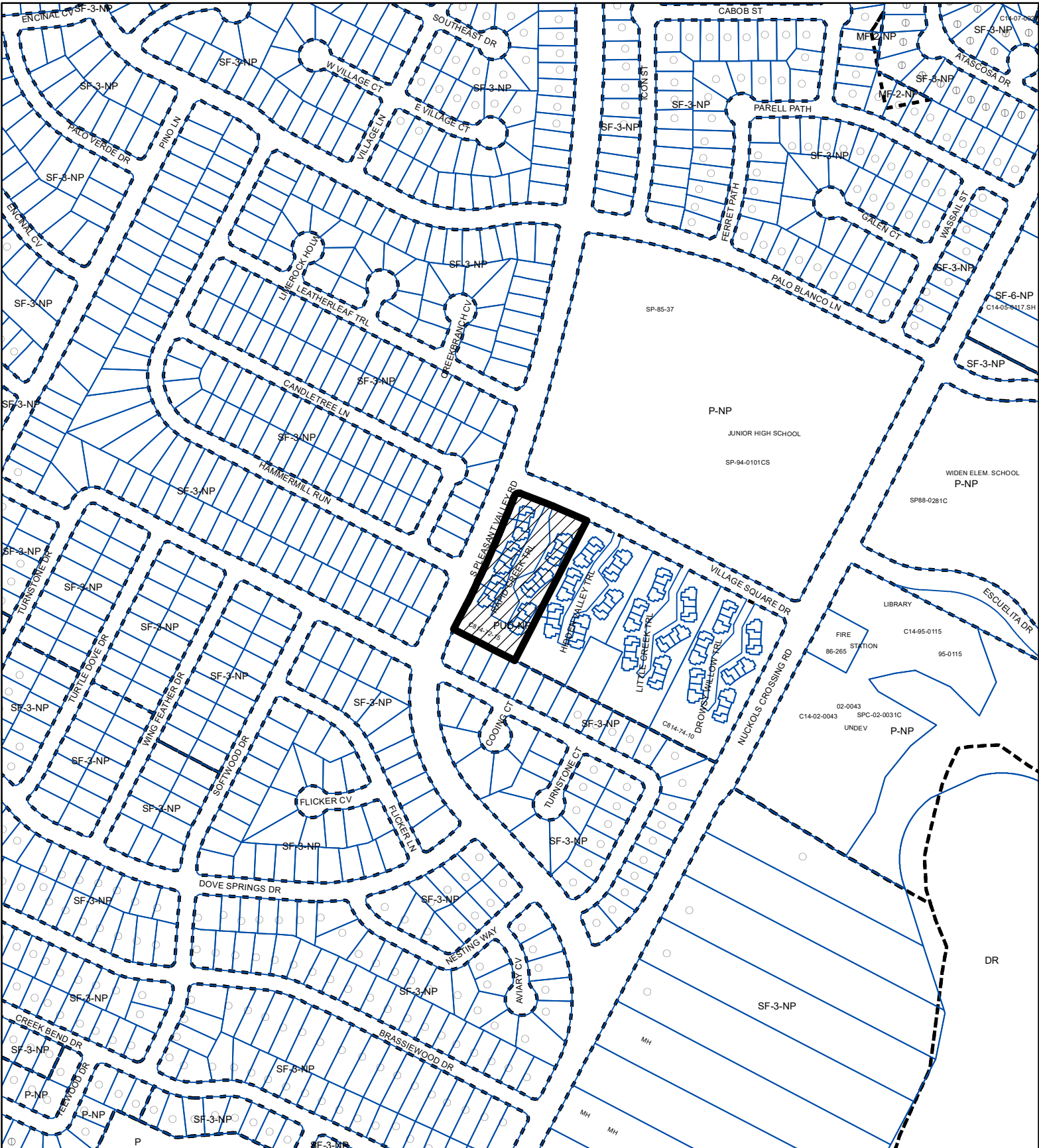
PASSED AND APPROVED




_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan Myrna Rios
City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING
ZONING CASE#: C14-2023-0071.SH

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

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