

ORDINANCE NO. _____

#54
2/1/07

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2003 SOUTH LAMAR BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 family residence (SF-3) district and general commercial services-conditional overlay (CS-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No C14-06-0205, on file at the Neighborhood Planning and Zoning Department, as follows.

A portion of Lot 6 and Lot 12, Block 1, Fredericksburg Road Acres Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 168, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2003 South Lamar Boulevard, 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:

A The following uses are prohibited uses of the Property.

Adult oriented businesses	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Construction sales and services
Convenience storage	Equipment sales
Pawn shop services	Scrap and salvage services
Service station	Vehicle storage

1 B A site plan or building permit for the Property may not be approved, released, or
2 issued, if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day
5

6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the general commercial services
8 (CS) base district and other applicable requirements of the City Code.
9

10 **PART 3.** This ordinance takes effect on _____, 2007
11
12

13 **PASSED AND APPROVED**
14

15 §
16 §
17 _____, 2007 § _____
18 Will Wynn
19 Mayor
20

21
22 **APPROVED:** _____ **ATTEST:** _____
23 David Allan Smith Shirley A. Gentry
24 City Attorney City Clerk

