

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1213-1215 CORONA DRIVE FROM GENERAL**  
3 **COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR**  
4 **SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from general commercial services (CS) district to commercial-  
10 liquor sales-conditional overlay (CS-1-CO) combining district on the property described in  
11 Zoning Case No. C14-06-0230, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 A 0.059 acre tract of land, more or less, out of Lot 4, Block G, Delwood 4  
15 Subdivision, the tract of land being more particularly described by metes and  
16 bounds in a Deed of record in Volume 199909, Page 6170, of the Official Public  
17 Records of Travis County, Texas (the "Property"),

18  
19 locally known as 1213-1215 Corona Drive, in the City of Austin, Travis County, Texas,  
20 and generally identified in the map attached as Exhibit "A".

21  
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:

24  
25 A. A site plan or building permit for the Property may not be approved, released, or  
26 issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 300 trips per day.

29  
30 B. Liquor sales use is a prohibited use of the Property.

31  
32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the commercial-liquor sales (CS-1)  
34 base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2007 § \_\_\_\_\_  
9 Will Wynn  
10 Mayor  
11  
12

13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 David Allan Smith Shirley A. Gentry  
15 City Attorney City Clerk

WAREHOUSE

SP-02-0142C

APARTMENTS

CP14-69-001

RZ86-036

74-153

SHOPPING CENTER

CS

SP93-0440C

SP92-0230T  
SP-04-0034C  
SAVINGS AND  
LOAN

CS-1

CS-1

RESTAURANT

OFFICES  
GROCERY

CS-1

SERVICE  
STATION

CS

SF

TIRE SALES

CANADIAN ROAD

SERVICE  
STATION

DRIVE-IN  
GROCERY  
GARAGE

BBQ

DAY  
NURSERY

SF-3

FAST  
FOOD

FAST  
FOOD

CAR  
WASH  
SP-04-0464C

MUFFLER &  
MOTOR SHOP  
SP-05-0654CS

FAST  
FOOD

GR

GAS

APTS.

CORONA DRIVE

SF-3

CS-1

APTS.





USED  
FURN.

SF-3

LUDLOW TERRACE

ARMEDON PLACE

BALWELL PLACE

  
SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: J.ROUSSELIN

CASE #: C14-06-0230  
ADDRESS: 1213-1215 CORONA DR.  
SUBJECT AREA (acres): 0.059

ZONING EXHIBIT A

DATE: 06-12

INTLS: TRC

CITY GRID  
REFERENCE  
NUMBER  
L26

## SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-06-0230 Nomad Wine and Cheese Bar

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1213 - 1215 Corona Drive (Tannehill Branch Watershed) from general commercial services (CS) district zoning to commercial-liquor sales (CS-1) district zoning.

DEPARTMENT COMMENTS:

The Windsor Park Neighborhood Planning Team supports the requested zoning.

APPLICANT: Applicant: Sam Calliham

AGENT: Permit Me (Maureen Morpew).

DATE OF FIRST READING: First reading approved on March 1, 2007. Vote: 7-0.

PLANNING COMMISSION ACTION: January 30, 2007: Approved staff's recommendation of CS-1-CO on consent (8-0)

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, 974-2330. e-mail: robert.heil@ci.austin.tx.us