

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4367 SOUTH CONGRESS AVENUE IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) 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 on the property described in Zoning Case No. C14-07-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

From general commercial services-neighborhood plan (CS-NP) combining district and limited industrial service-neighborhood plan (LI-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district for an area measured from ground level to a height of 60 feet; and

From general commercial services-neighborhood plan (CS-NP) combining district and limited industrial service-neighborhood plan (LI-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 60 feet above ground level to a height of 90 feet.

Lot 1, St. Elmo-Tel Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 56, Page 12, of the Plat Records of Travis County, Texas, and Lot 1, Block A, Chen Resubdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 2000400167, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 4367 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

1 **PART 2.** Except as specifically restricted in Part 3 and Part 4 of this ordinance, the
2 Property may be developed and used in accordance with the regulations established for the
3 respective base districts and other applicable requirements of the City Code
4

5 **PART 3.** The Property within the boundaries of the conditional overlay combining district
6 established by this ordinance is subject to the following conditions:
7

8 A. A site plan or building permit for the Property may not be approved, released, or
9 issued, if the completed development or uses of the Property, considered
10 cumulatively with all existing or previously authorized development and uses,
11 generate traffic that exceeds 2,000 trips per day.
12

13 B. The maximum impervious cover on the Property is 90 percent.
14

15 C. The maximum number of parking spaces is 25 spaces in a surface parking facility.
16

17 D. The following uses are prohibited uses of the Property:
18

19 Automotive repair services

Automotive rentals

20 Automotive sales

Automotive washing (of any type)

21 Adult-oriented businesses

Bail bond services

22 Convenience storage

Pawn ship services

23 Vehicle storage
24

25 **PART 4.** The Property is subject to Ordinance No. 20050818-Z004 that established the
26 East Congress neighborhood plan combining district.
27

28 **PART 5.** This ordinance takes effect on _____, 2007.
29

30 **PASSED AND APPROVED**

31 _____
32 _____
33 _____, 2007

§
§
§

Will Wynn
Mayor

36
37
38 **APPROVED:** _____ **ATTEST:** _____
39

40 David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

CS-MU-NP

LI-NP

PLUMBING
AIR/HEAT

P83-023

APARTMENTS

ELMO ROAD WEST

APTS.

2-50

CO-NP

CS-1-MU-CO-NP
CS-1-MU-CO-NP

LIQUOR
STORE

AUTO
REPAIR

SP85-144

LOUNGE

-NP

MINI WHSE.

GIFT SHOP

OFFICE
ARKING

SHOP

MONUMENT CO.

CS-MU-NP

70-000193.2

VEHICLE
STORAGE

LAKE

APTS.

SP-04-0549C

MOTEL

STREET

720323-F

MINI-STORAGE
BUILDINGS

05-0107

CS-MU-NP

70-01

STORAGE

05-0107

AUTO
REPAIR

05-0107

OFFICE

LI-NP

INDUSTRIAL F

INDUSTRIAL

00-2229

LI-CO-NP

00-2230

RENTAL

LI-NP

PAINT/DECAL
SHOP

WAREHOUSE

05-0107

LI-NP

05-0107

WAREHOUSE

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