

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 15639 NORTH IH-35 SERVICE ROAD  
3 NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2)  
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL  
5 OVERLAY (CS-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from single family residence standard lot (SF-2) district to general  
11 commercial services-conditional overlay (CS-CO) combining district on the property  
12 described in Zoning Case No. C14-2007-0017, on file at the Neighborhood Zoning and  
13 Planning Department, as follows:  
14

15 Lot 9, Block C, of the Three Point Acres Subdivision, a subdivision in the City of  
16 Austin, Travis County, Texas, according to the map or plat of record in  
17 Document No. 0276260502 of the Official Public Records of Travis County, Texas  
18 (the "Property"),  
19

20 locally known as 15639 North IH-35 Service Road Northbound in the City of Austin,  
21 Travis County, Texas, and generally identified in the map attached as Exhibit "A".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

26 A. A site plan or building permit for the Property may not be approved, released, or  
27 issued, if the completed development or uses of the Property, considered  
28 cumulatively with all existing or previously authorized development and uses,  
29 generate traffic that exceeds 2,000 trips per day.  
30

31 B. The following uses are prohibited uses of the Property.  
32

33 Adult oriented businesses  
34 Commercial blood plasma centers  
35 Pawn shop services  
36  
37

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

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

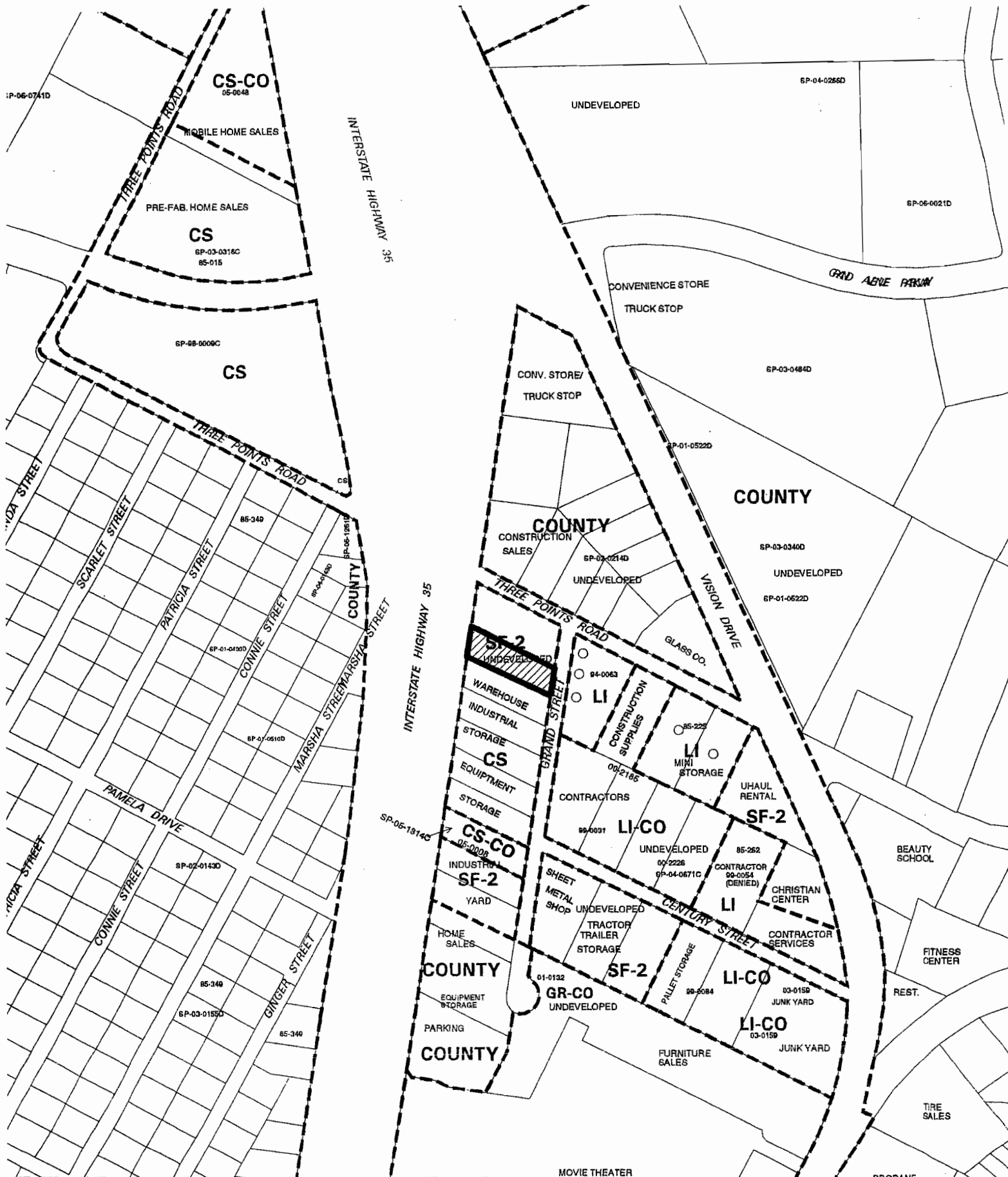
**PASSED AND APPROVED**

\_\_\_\_\_, 2007

§  
§  
§ \_\_\_\_\_

Will Wynn  
Mayor

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



 1" = 400'	SUBJECT TRACT		<h2 style="text-align: center;">ZONING Exhibit A</h2>	CITY GRID REFERENCE NUMBER  N38
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S. SIRWAITIS			
	CASE #:	C14-2007-0017		
ADDRESS:	15639 N IH 35 SVRD NB	DATE:	07-03	
SUBJECT AREA (acres):	0.680	INTLS:	SM	