

ORDINANCE NO. 20070607-082

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15639 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2007-0017, on file at the Neighborhood Zoning and Planning Department, as follows:

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

locally known as 15639 North IH-35 Service Road Northbound 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of the Property:

Adult oriented businesses
Commercial blood plasma center
Pawn shop services


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 June 18, 2007.


PASSED AND APPROVED

June 7, 2007

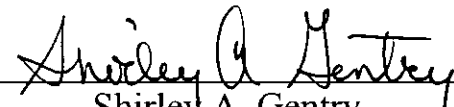
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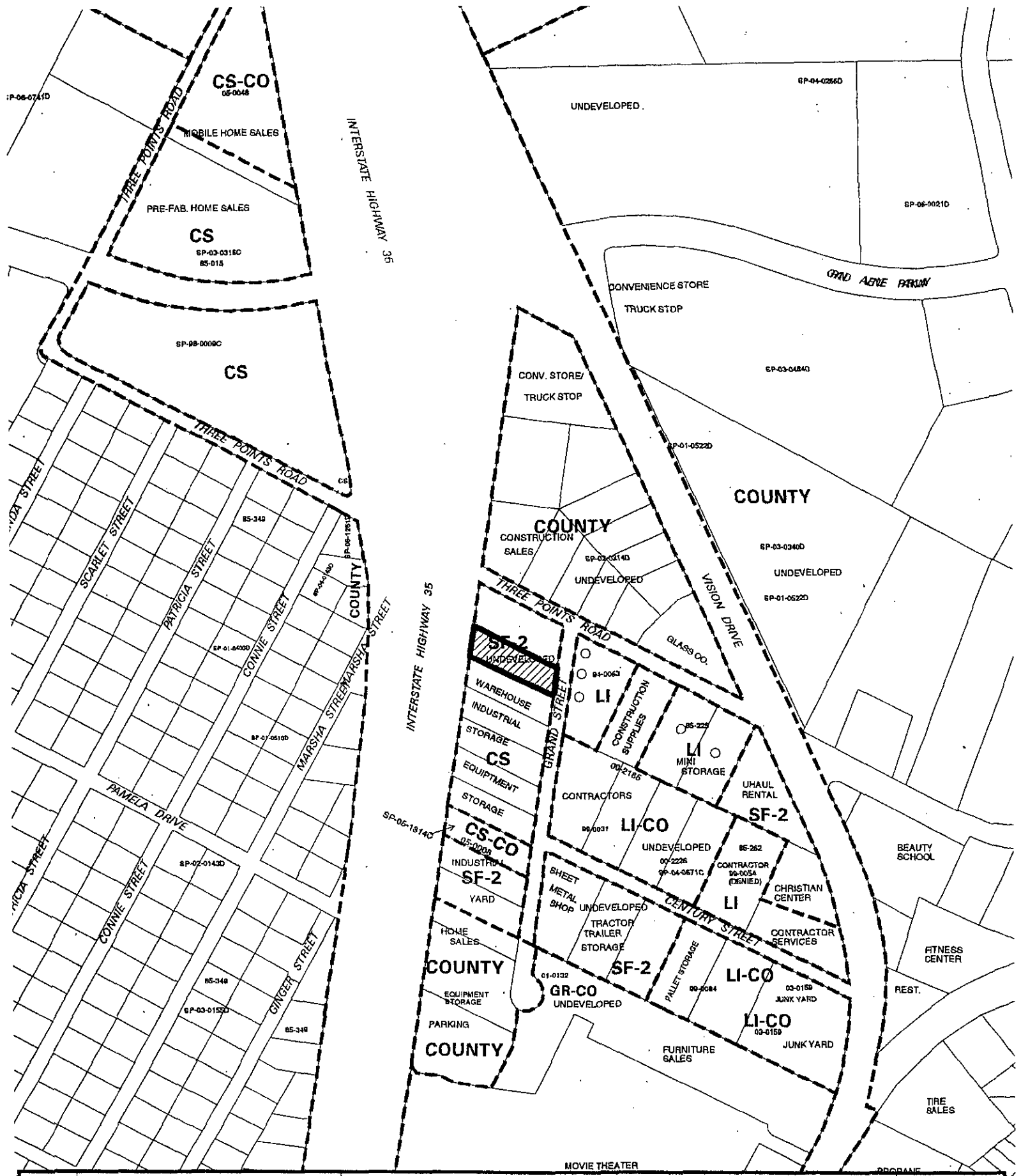

Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



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