

ORDINANCE NO. 20070823-049

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15533 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. C14-2007-0060, on file at the Neighborhood Zoning and Planning Department, as follows:

Lot 2, Block C, Three Point Acres, Sec. 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 173, of the Plat Records of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 15533 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.

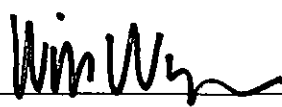
B. The following uses are prohibited uses of the Property:

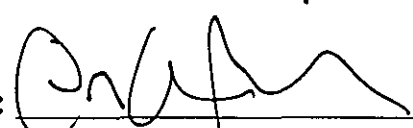
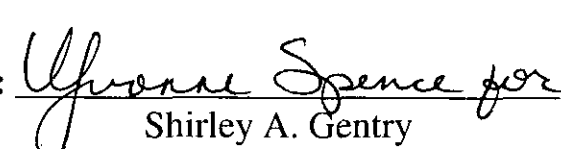
Adult oriented businesses
Pawn shop services

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 September 3, 2007.

PASSED AND APPROVED

_____, August 23, 2007 §
§
§ _____ 
Will Wynn
Mayor

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



Subject Tract



Zoning Boundary



Pending Cases



1" = 200'

CASE MGR: S.SIRWAITTIS

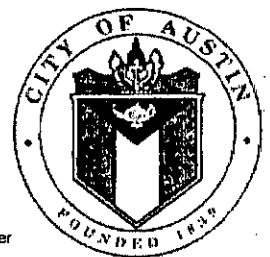
ZONING EXHIBIT A

CASE#: C14-2007-0060

ADDRESS: 15533 N IH 35 SVRD NB

SUBJECT AREA: 0.68

GRID: N38



This map has been produced by G.I.S. Services for the sole purpose of geographic referer. No warranty is made by the City of Austin regarding specific accuracy or completeness.