

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1609 AIRPORT COMMERCE DRIVE IN THE
3 MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD
5 PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL
6 SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP)
7 COMBINING DISTRICT.

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

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-conditional overlay-
13 neighborhood plan (CS-CO-NP) combining district to general commercial services-
14 conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property
15 described in Zoning Case No. C14-2007-0126, on file at the Neighborhood Planning and
16 Zoning Department, as follows:

17
18 Lot 9, Block B, Airport Commerce Park Section One Subdivision, a subdivision in
19 the City of Austin, Travis County, Texas, according to the map or plat of record in
20 Document No. 199900226, of the Official Public Records of Travis County, Texas
21 (the "Property"),

22
23 locally known as 1609 Airport Commerce Drive, in the City of Austin, Travis County,
24 Texas, and generally identified in the map attached as Exhibit "A".

25
26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
27 Property may be developed and used in accordance with the regulations established for the
28 general commercial services (CS-CO-NP) base district and other applicable requirements
29 of the City Code.

30
31 **PART 3.** The Property within the boundaries of the conditional overlay combining district
32 established by this ordinance is subject to the following conditions:
33
34
35
36
37

1 A. The following uses are prohibited uses of the Property:

2
3 Agricultural sales and services Automotive washing (of any kind)
4 Campground Day care services (limited)
5 Day care services (general) Day cares services (commercial)
6 Equipment repair services Equipment sales
7 Exterminating services Hospitals services (general)
8 Hospital services (limited) Kennels
9 Monument retail sales Outdoor entertainment
10 Private primary educational facilities Veterinary services
11 Public primary educational facilities Vehicle storage
12 Public secondary educational facilities
13 Private secondary educational facilities

14
15 B. The following uses are conditional uses of the Property:

16
17 Automotive repair services Automotive rentals
18 Automotive sales Commercial off-street parking
19 Construction sales and services Convenience storage
20 Limited warehousing and distribution
21

22 **PART 4.** The Property is subject to Ordinance No. 010927-28 that established the
23 Montopolis neighborhood plan combining district.
24

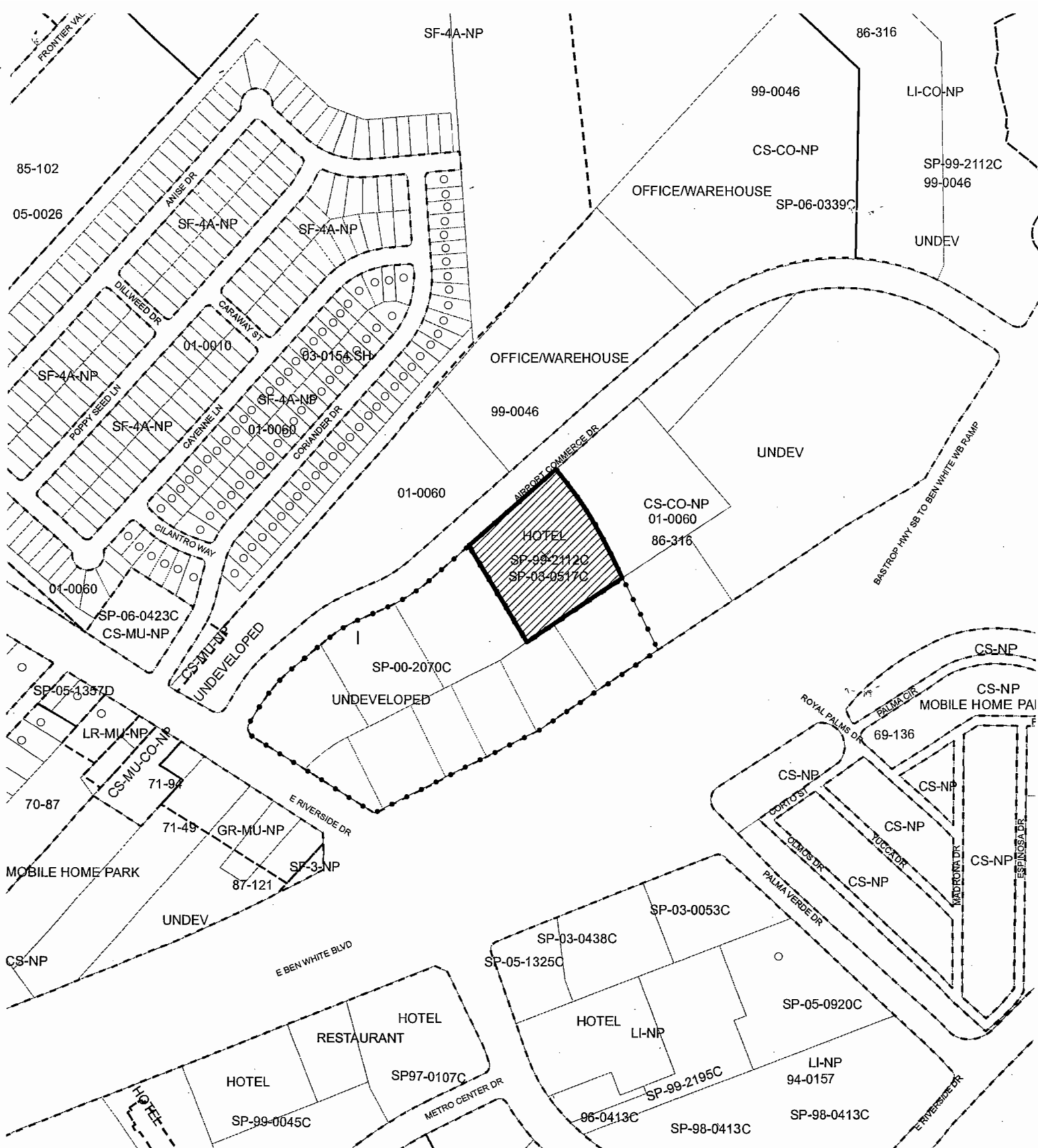
25 **PART 5.** This ordinance takes effect on _____, 2007.
26

27
28 **PASSED AND APPROVED**

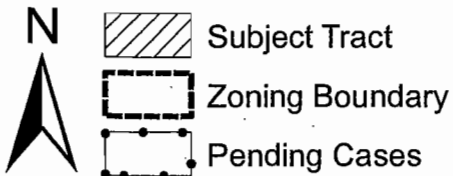
29
30 §
31 §
32 _____, 2007 § _____
33

34 Will Wynn
35 Mayor

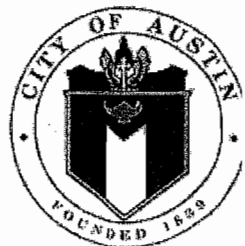
36
37 **APPROVED:** _____ **ATTEST:** _____
38 David Allan Smith Shirley A. Gentry
39 City Attorney City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0126
ADDRESS: 1609 AIRPORT COMMERCE DR
SUBJECT AREA: 3.20 ACRES
GRID: L18
MANAGER: R. HEIL



1" = 400' OPERATOR: S MEEKS

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