

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 11900 NORTH STATE HIGHWAY 130
3 SOUTHBOUND AND CHANGING THE ZONING MAP FROM UNZONED (UNZ)
4 TO COMMERCIAL HIGHWAY SERVICES-CONDITIONAL OVERLAY (CH-
5 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 unzoned (UNZ) to commercial highway services-conditional
11 overlay (CH-CO) combining district on the property described in Zoning Case No. C14-
12 2008-0134, on file at the Neighborhood Planning and Zoning Department, as follows:
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14 A 15.528 acre tract of land, more or less, out of the William A. Sanders Survey No.
15 41, Abstract No. 690, Travis County, the tract of land being more particularly
16 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
17 "Property"),
18

19 locally known as 11900 North State Highway 130 Southbound, in the City of Austin,
20 Travis County, Texas, and generally identified in the map attached as Exhibit "B".
21

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

- 25 A. Adult oriented businesses use is a prohibited use of the Property.
26
27 B. A site plan or building permit for the Property may not be approved, released,
28 or issued, if the completed development or uses of the Property, considered
29 cumulatively with all existing or previously authorized development and uses,
30 generate traffic that exceeds 2,000 trips per day.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the commercial highway services
34 (CH) base district, and other applicable requirements of the City Code.
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37

1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2008 § _____
9

10 Will Wynn
11 Mayor

12
13 **APPROVED:** _____ **ATTEST:** _____
14

15 David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk