

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 11600 NORTH IH-35 SERVICE ROAD
3 SOUTHBOUND FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO
4 GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)
5 COMBINING DISTRICT.
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7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
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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 neighborhood commercial (LR) district to general
11 commercial services-conditional overlay (CS-CO) combining district on the property
12 described in Zoning Case No. C14-2008-0214, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
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15 A 12,059 square foot tract of land, more or less, out of Lots 161 and 162, Walnut
16 Forest Subdivision, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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19 locally known as 11600 North IH-35 Service Road Southbound, in the City of Austin,
20 Travis County, Texas, and generally identified in the map attached as Exhibit "B".
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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:
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- 25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
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- 30 B. A 25-foot wide buffer shall be established from the west property line and
31 continuing the entire length of the same west property line. Improvements
32 permitted within the buffer zone are limited to drainage, underground utility
33 improvements or those improvements that may be otherwise required by the
34 City of Austin or specifically authorized in this ordinance.
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- 36 C. Development of the Property may not exceed a height of 40 feet from ground
37 level.

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D. Development of the Property may not exceed three stories.

E. A fence shall be provided and maintained for screening the property from the adjacent residential uses.

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

Agricultural sales and services	Automotive rental
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Building maintenance services	Business or trade school
Business support services	Campground
Commercial blood plasma center	Commercial off-street parking
Communications services	Convenience storage
Drop-off recycling collection facility	Electronic prototype assemble
Electronic testing	Equipment repair services
Exterminating services	Food preparation
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports & recreation
Kennels	Laundry service
Medical offices (exceeding 5000 sq.ft. of gross floor area)	Monument retail sales
Outdoor sports & recreation	Outdoor entertainment
Plant nursery	Pawn shop services
Research assembly services	Recreational equipment maintenance & storage
Research services	Theater
Vehicle storage	Veterinary services
Custom manufacturing	Limited warehousing & distribution
Community recreation (private)	Congregate living
Community recreation (public)	Hospital services (general)
Group homes, Class II	Maintenance & service facilities
Hospital services (limited)	Transitional housing
Residential treatment	
Transportation terminal	

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 _____, 2009.

PASSED AND APPROVED

_____, 2009 §
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Will Wynn
Mayor

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