

ORDINANCE NO. 20090618-063

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3801 SOUTH CONGRESS AVENUE IN THE ST. EDWARDS'S NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0035, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 20A, Amended Plat of Lots 20 and 21, Woodward Industrial District Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200600142, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3801 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. 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 2,044 trips per day.

B. A building or structure may not exceed 60 feet in height from ground level.

C. Development of the Property may not exceed 69 residential units.

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

Agricultural sales and services
Art workshop
Campground
Construction sales and services
Electronic prototype assembly
Equipment sales
Laundry service
Pawn shop services
Veterinary services
Maintenance and service facilities
Transportation terminal

Art gallery
Building maintenance services
Commercial blood plasma center
Convenience storage
Equipment repair services
Kennels
Monument retail sales
Vehicle storage
Limited warehousing and distribution
Transitional housing

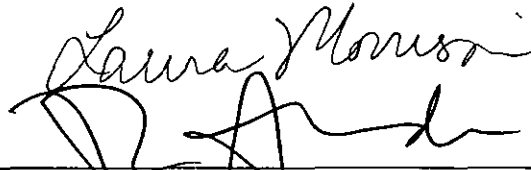
PART 4. The Property is subject to Ordinance No. 20050929-Z002 that established the St. Edward's neighborhood plan combining district.

PART 5. This ordinance takes effect on June 29, 1009.

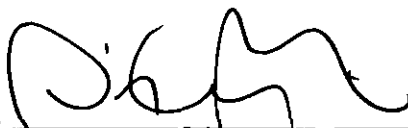
PASSED AND APPROVED

_____, June 18, 2009


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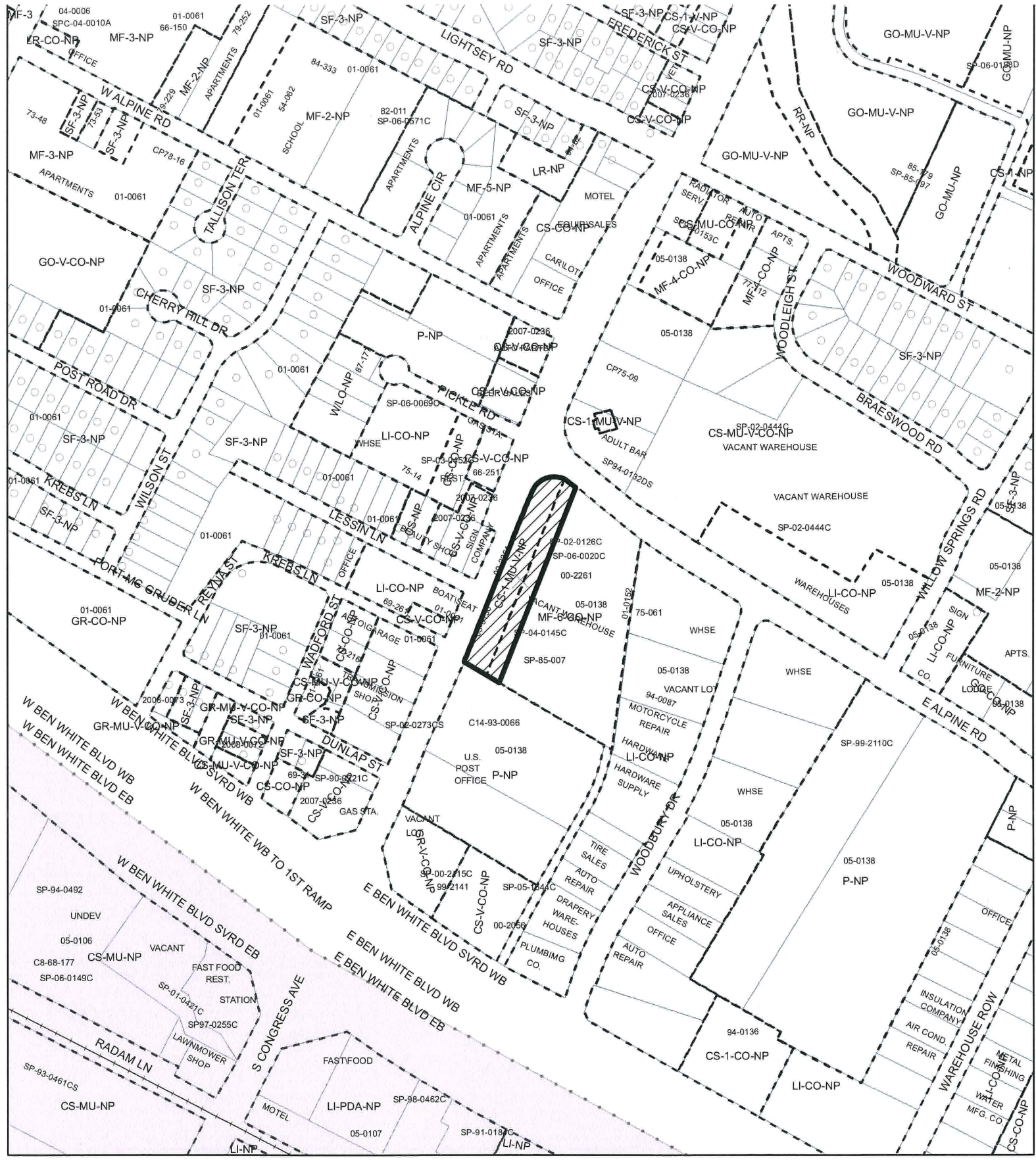

for Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING EXHIBIT A

<p>ZONING CASE#:</p> <p>ADDRESS:</p> <p>SUBJECT AREA:</p> <p>GRID:</p> <p>MANAGER:</p>	<p>C14-2009-0035</p> <p>3801 S CONGRESS AVE</p> <p>1.893 ACRES</p> <p>H18</p> <p>S. RYE</p>
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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.