

ORDINANCE NO. Late Backup

#63

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3801 SOUTH CONGRESS AVENUE IN THE ST.**
3 **EDWARDS'S NEIGHBORHOOD PLAN AREA FROM GENERAL**
4 **COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO**
6 **GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL**
7 **OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.**

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

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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-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
14 mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on
15 the property described in Zoning Case No. C14-2009-0035, on file at the Neighborhood
16 Planning and Zoning Department, as follows:

17
18 Lot 20A, Amended Plat of Lots 20 and 21, Woodward Industrial District
19 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
20 to the map or plat of record in Document No. 200600142, of the Official Public
21 Records of Travis County, Texas (the "Property"),

22
23 locally known as 3801 South Congress Avenue, in the City of Austin, Travis County,
24 Texas, and generally identified in the map attached as Exhibit "A".

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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) base district, the mixed use combining district, and other
29 applicable requirements 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 A. A site plan or building permit for the Property may not be approved, released, or
35 issued, if the completed development or uses of the Property, considered
36 cumulatively with all existing or previously authorized development and uses,
37 generate traffic that exceeds 2,044 trips per day.

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

2
3 C. Development of the Property may not exceed 69 residential units.

4
5 D. The following uses are prohibited uses of the Property:

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7 Agricultural sales and services

Art gallery

8 Art workshop

Building maintenance services

9 Campground

Commercial blood plasma center

10 Construction sales and services

Convenience storage

11 Electronic prototype assembly

Equipment repair services

12 Equipment sales

Kennels

13 Laundry service

Monument retail sales

14 Pawn shop services

Vehicle storage

15 Veterinary services

Limited warehousing and distribution

16 Maintenance and service facilities

Transitional housing

17 Transportation terminal

18
19 **PART 4.** The Property is subject to Ordinance No. 20050929-Z002 that established the St.
20 Edward's neighborhood plan combining district.

21
22 **PART 5.** This ordinance takes effect on _____, 2009.

23
24
25 **PASSED AND APPROVED**

26 §

27 §

28 §

29 _____, 2009

30 Will Wynn

31 Mayor

32
33
34 **APPROVED:** _____

ATTEST: _____

35 David Allan Smith
36 City Attorney

Shirley A. Gentry
City Clerk