

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11606 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 neighborhood commercial (LR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2009-0071, on file at the Planning and Development Review Department, as follows:

Lots 149 and 150, and the north 66 feet of Lot 162 and the north 67.5 feet of Lot 161, Block 13, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11606 North IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. 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 2,000 trips per day.

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

Agricultural sales and services	Automotive repair services
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 assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Kennels
Laundry services	Monument retail sales
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Research services
Restaurant (general)	Theater
Vehicle storage	Veterinary services
Limited warehousing and distribution	Hospital services (general)
Maintenance and service facilities	Transitional housing
Transportation terminal	

C. Drive-in service is prohibited as an accessory use to commercial uses.

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

Food preparation	Outdoor entertainment
Plant nursery	Custom manufacturing
Community recreation (private)	Community recreation (public)
Congregate living	Group home, Class II
Hospital services (limited)	Residential treatment
Medical offices (exceeding 5,000 sq. ft. of gross floor area)	

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.

1
2 **PART 3.** This ordinance takes effect on _____, 2009.
3

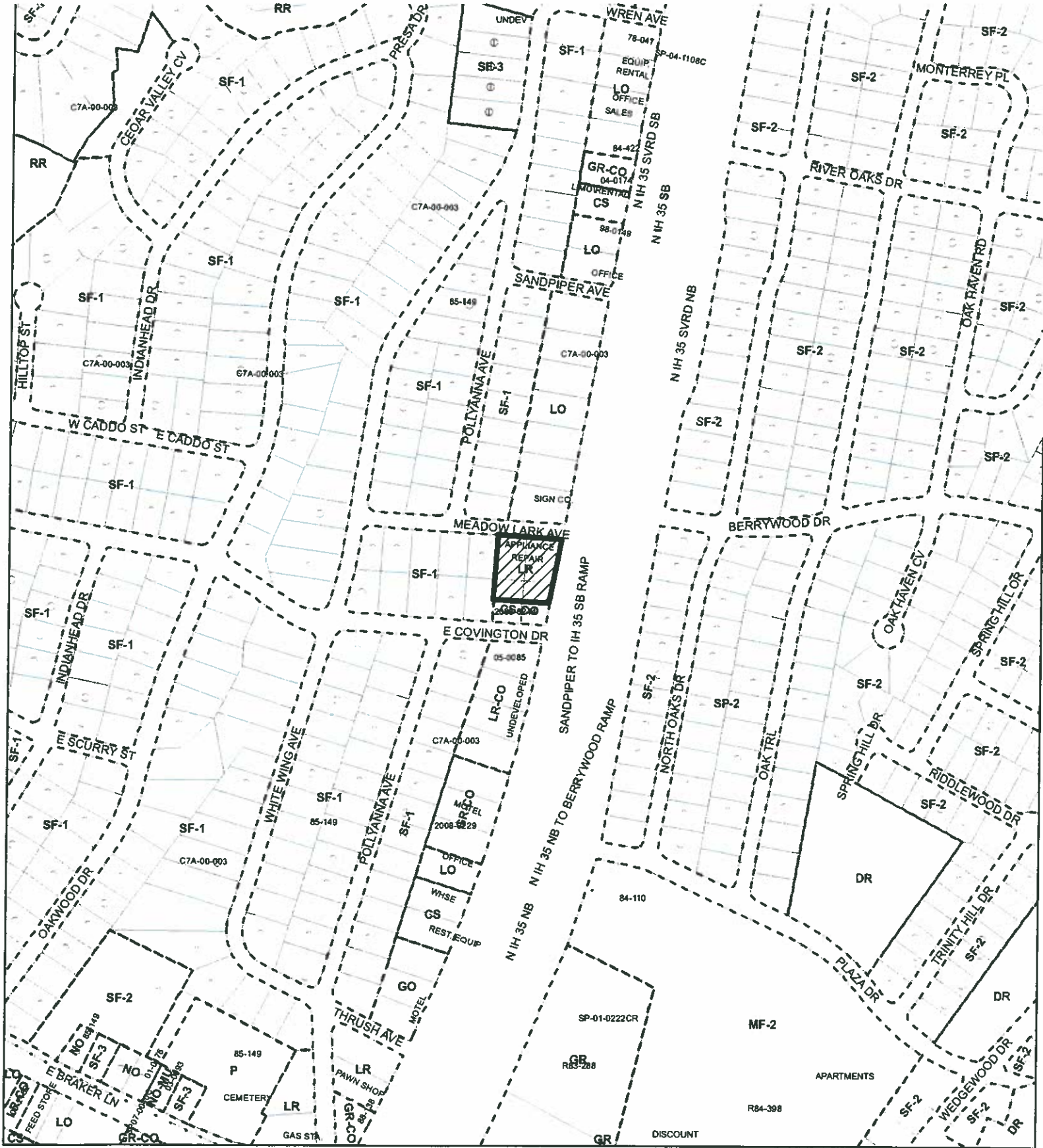
4
5 **PASSED AND APPROVED**

6
7
8
9 _____, 2009

§
§
§

10 Lee Leffingwell
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____
15 David Allan Smith Shirley A. Gentry
16 City Attorney City Clerk



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

1" = 400'

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0071
ADDRESS: 11606 N IH 35 SVRD SB
SUBJECT AREA: 0.8718 ACRES
GRID: M32
MANAGER: S. SIRWAITIS

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.

