

Late Backup

ORDINANCE NO. _____

#54

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 1705 ALDRIDGE DRIVE AND CHANGING THE
3 ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD
4 LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-
5 CONDITIONAL OVERLAY (CS-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 interim single family residence standard lot (I-SF-2) district
11 to general commercial services-conditional overlay (CS-CO) combining district on the
12 property described in Zoning Case No. C14-2009-0164, on file at the Planning and
13 Development Review Department, as follows:
14

15 Lots 1-A, 1-B, 1-C, Resubdivision of Joe G. Aldridge Subdivision, a subdivision in
16 the City of Austin, Travis County, Texas, according to the map or plat of record in
17 Plat Book 46, Page 61, of the Plat Records of Travis County, Texas (the
18 "Property"),
19

20 locally known as 1705 Aldridge Drive, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

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

31 B. The following uses of the Property are prohibited uses:
32

33 Adult oriented businesses

Vehicle storage

34 Pawn shop services
35
36

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

5 **PART 3.** This ordinance takes effect on _____, 2010.
6

7
8 **PASSED AND APPROVED**
9

10 §
11 §
12 _____, 2010 § _____
13 Lee Leffingwell
14 Mayor
15

16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk



OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0164
ADDRESS: 1705 ALDRIDGE DR
SUBJECT AREA: 0.858 ACRES
GRID: M29
MANAGER: J. HARDEN


$$1'' = 400'$$

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.