

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5810 NORTH MOPAC EXPRESSWAY
3 SOUTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL
4 OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL
5 SERVICES-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 general commercial services-conditional overlay (CS-CO)
11 combining district to general commercial services-conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2010-0010, on file at the
13 Planning and Development Review Department, as follows:
14

15 Lot 2, Mopac-Balcones Addition, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 92, Pages 208-
17 209, of the Plat Records of Travis County, Texas, (the "Property")
18

19 locally known as 5810 North MoPac Expressway Southbound, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "A".
21

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:
24

- 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.
29
- 30 B. The following site development regulations apply to the Property:
31
- 32 1) The maximum height of a building or structure is 40 feet from ground level.
 - 33 2) The maximum impervious cover is 70 percent.
 - 34 3) The floor-to-area ratio (FAR) is 1.1 to 1.0.
 - 35
 - 36
 - 37

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

Agricultural sales & services	Bail bond services
Campground	Congregate living
Construction sales & services	Drop-off recycling collection facility
Equipment repair services	Kennels
Monument retail sales	Vehicle storage
Commercial off-street parking	Communications services
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Off-site accessory parking	Outdoor entertainment
Pawn shop services	Research assembly services
Research services	Research testing services
Research warehousing	Restaurant (limited)
Hospital services (general)	Residential treatment
Exterminating services	Automotive rentals
Automotive washing (of any type)	Automotive repair services
Automotive sales	Building maintenance services
Business or trade school	Consumer convenience services
Consumer repair services	Electronic prototype assembly
Electronic testing	Equipment sales
Financial services	Food preparation
Food sales	General retail sales (convenience)
General retail sales (general)	Laundry services
Outdoor sports & recreation	Personal Improvement services
Personal services	Pet services
Plant nursery	Printing & publishing
Restaurant (general)	Service station
Software development	Theater
Veterinary services	Custom manufacturing
Limited warehousing & distribution	

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

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 _____, 2010.

PASSED AND APPROVED

_____, 2010

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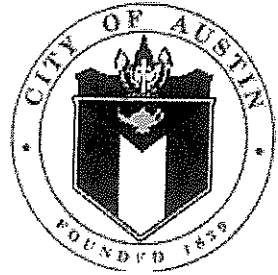
Lee Leffingwell
Mayor

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




SUBJECT TRACT
 **ZONING BOUNDARY**
 **PENDING CASE**
OPERATOR: S. MEEKS

ZONING EXHIBIT A
ZONING CASE#: C14-2010-0010
ADDRESS: 5810 N MOPAC SXPY SB
SUBJECT AREA: 1.75 ACRES
GRID: H28
MANAGER: C. PATTERSON



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.