

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 15527 NORTH IH-35 SERVICE ROAD  
3 NORTHBOUND FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2)  
4 DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL  
5 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 single family residence standard lot (SF-2) district to general  
11 commercial services-conditional overlay (CS-CO) combining district on the property-  
12 described in Zoning Case No. C14-2010-0130, on file at the Planning and Development  
13 Review Department, as follows:  
14

15 Lot 1, Block C Three Point Acres, Section 1 Subdivision, a subdivision in the City  
16 of Austin, Travis County, Texas, according to the map or plat of record in Plat  
17 Book 7, Page 173, of the Plat Records of Travis County, Texas (the "Property"),  
18

19 locally known as 15527 North IH-35 Service Road Northbound, in the City of Austin,  
20 Travis 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. The following uses are prohibited uses of the Property:  
26

27 Adult oriented businesses

Pawn shop services

28 Automotive rentals

Automotive repair services

29 Automotive sales

Automotive washing (of any type)  
30

31 B. A site plan or building permit for the Property may not be approved, released, or  
32 issued, if the completed development or uses of the Property, considered  
33 cumulatively with all existing or previously authorized development and uses,  
34 generate traffic that exceeds 2,000 trips per day.  
35

1 Except as otherwise specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the general  
3 commercial services (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

14 Lee Leffingwell  
15 Mayor  
16

17 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
18 Karen M. Kennard Shirley A. Gentry  
19 Acting City Attorney City Clerk



# ZONING EXHIBIT A

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2010-0130  
 LOCATION: 15527 N IH 35 SVRD SB  
 SUBJECT AREA: 0.6467 ACRES  
 GRID: N38  
 MANAGER: SHERRI SIRWAITIS



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.