

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 2631 CAPITAL OF TEXAS HIGHWAY SOUTH**  
3 **FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO)**  
4 **COMBINING 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 community commercial-conditional overlay (GR-CO)  
11 combining district to general commercial services-conditional overlay (CS-CO) combining  
12 district on the property described in Zoning Case No. C14-2010-0195, on file at the  
13 Planning and Development Review Department, as follows:  
14

15 A 7.678 acre tract of land, more or less, out of the C. Arnold Survey No. 78, in  
16 Travis County, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance,  
18

19 locally known as 2631 Capital of Texas Highway South, in the City of Austin, Travis  
20 County, Texas, and generally identified in the map attached as Exhibit "B".  
21

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, released,  
27 or issued, if the completed development or uses of the Property, considered  
28 cumulatively with all existing or previously authorized development and uses,  
29 generate traffic that exceeds 4,000 trips per day.  
30  
31 B. For a convenience storage use of the Property the maximum height of a  
32 building or structure is 36 feet from average grade level.  
33  
34  
35

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

Agricultural sales & services	Automotive sales
Automotive rentals	Automotive repair services
Automotive washing (of any type)	Bail bond services
Building maintenance services	Consumer convenience services
Commercial off-street parking	Campground
Communication services	Construction sales & services
Electronic testing	Equipment repair services
Drop-off recycling collection facility	Equipment sales
Exterminating services	Financial services
Funeral services	Hotel-motel
Indoor entertainment	Kennels
Laundry service	Monument retail sales
Off-site accessory parking	Pawn shop services
Outdoor entertainment	Theater
Service station	Vehicle storage

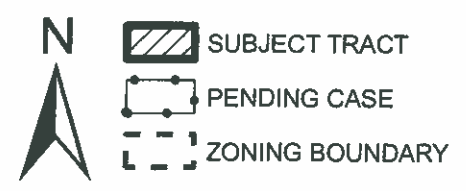
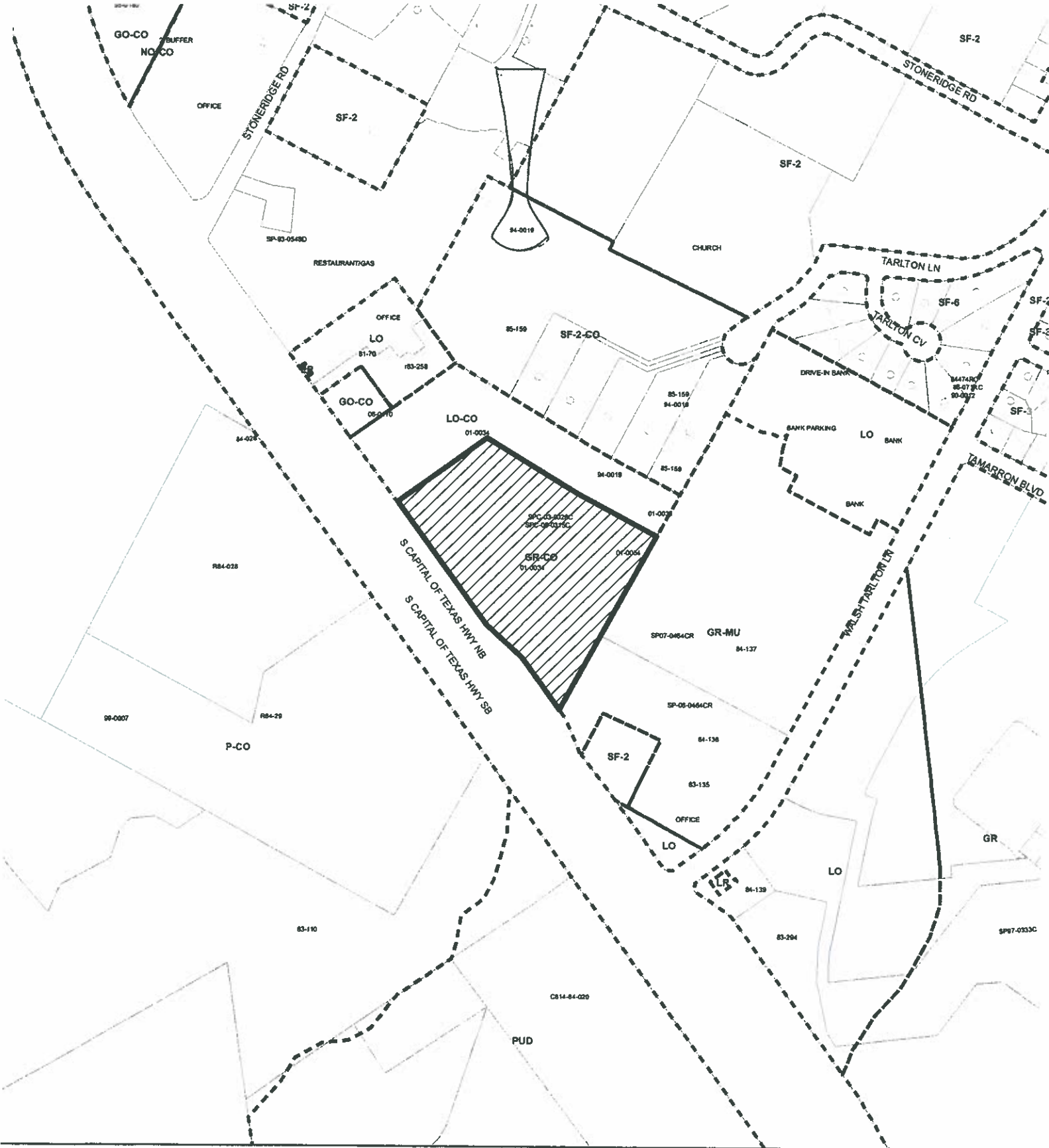
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2011.

**PASSED AND APPROVED**

_____	§	_____
	§	
_____, 2011	§	_____
		Lee Leffingwell
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Karen M. Kennard	Shirley A. Gentry
Acting City Attorney	City Clerk



**ZONING**

ZONING CASE#: C14-2010-0195  
 LOCATION: 2631 S CAPITAL OF TEXAS HWY NB  
 SUBJECT AREA: 7.678 ACRES  
 GRID: E21 E22 F21  
 MANAGER: STEPHEN RYE



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.