

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1519 EAST CESAR CHAVEZ STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0039, on file at the Planning and Development Review Department, as follows:

Lots 9 and 10 of Outlot 34 and 46, Block 1, Welch Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 28, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1519 East Cesar Chavez Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. 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.

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

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3 Adult oriented businesses Campground
4 Commercial off-street parking Communication service facilities
5 Convenience storage Drop-off recycling collection facilities
6 Equipment repair services Equipment sales
7 Kennels Pawn shop services
8 Residential treatment Vehicle storage
9 Outdoor entertainment Transportation terminal

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11 C. The following uses are conditional uses of the Property:

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13 Agricultural sales & services Automotive rentals
14 Automotive repair services Automotive sales
15 Automotive washing (of any type) Building maintenance services
16 College & university facilities Communications services
17 Construction sales & services Custom manufacturing
18 Electronic prototype assembly Exterminating services
19 Guidance services Hospital services (limited)
20 Hotel-motel Indoor entertainment
21 Limited warehousing & distribution Local utility services
22 Off-site accessory parking Outdoor sports & recreation
23 Research services Service station
24 Hospital services (general) Club or lodge
25 Transitional housing

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27 **PART 4.** The Property is subject to Ordinance No. 001214-20 that established the East
28 Cesar Chavez neighborhood plan combining district.
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1 **PART 5.** This ordinance takes effect on _____, 2011.

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4 **PASSED AND APPROVED**

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8 _____, 2011

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9 Lee Leffingwell
10 Mayor

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13 **APPROVED:** _____

14 Karen M. Kennard
15 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

- SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY
- ZONING CASE#: C14-2011-0039
 LOCATION: 1519 E CESAR CHAVEZ ST
 SUBJECT AREA: 0.317 ACRES
 GRID: K21
 MANAGER: JOI HARDEN
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- 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.