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.

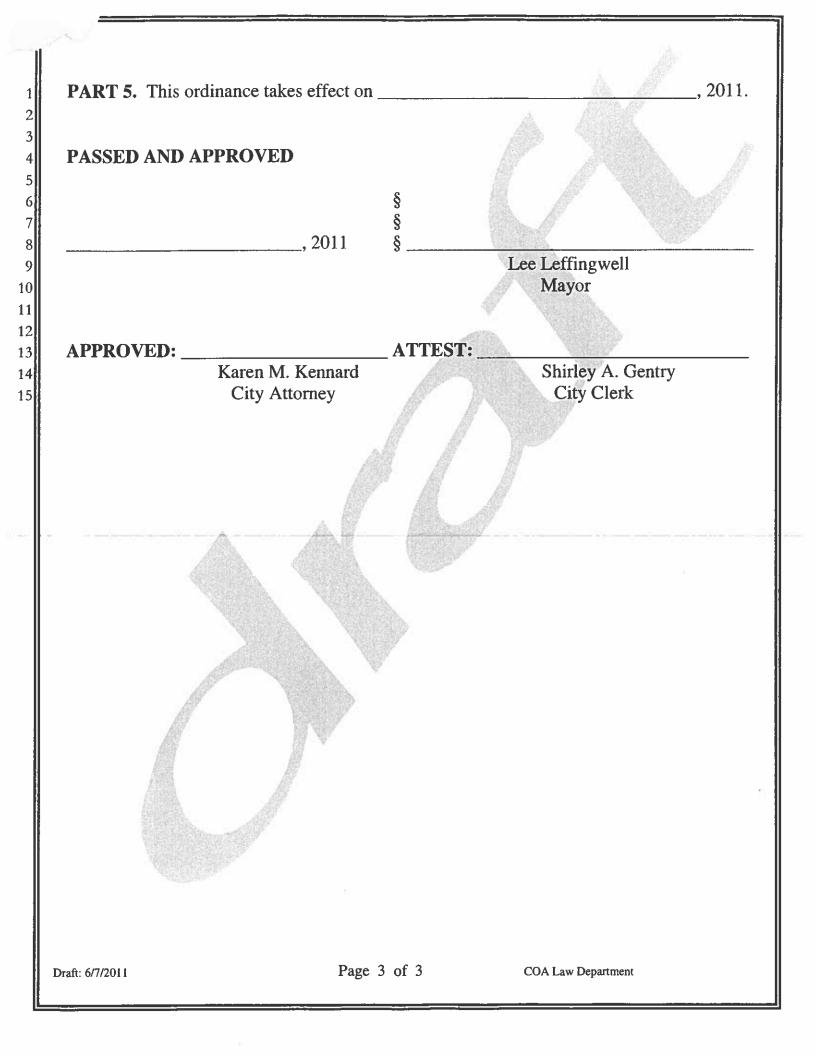
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

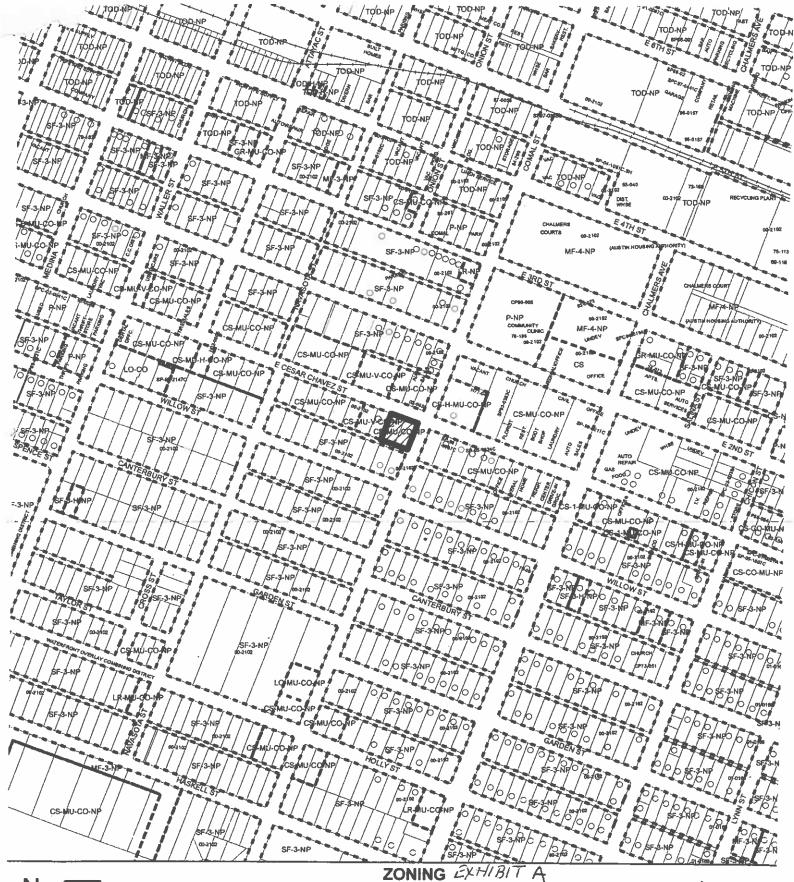
A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

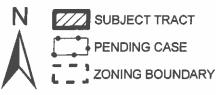
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1	B. The following uses are prohibited uses of the Property:		
2		Adult oriented businesses	Campground
4		Commercial off-street parking	Communication service facilities
5		Convenience storage	Drop-off recycling collection facilities
6		Equipment repair services	Equipment sales
7		Kennels	Pawn shop services
8		Residential treatment	Vehicle storage
9		Outdoor entertainment	Transportation terminal
10 11 12	C.	C. The following uses are conditional uses of the Property:	
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	
26 27	PART 4.	The Property is subject to Ordinance	e No. 001214-20 that established the East
28	Cesar Cha	wez neighborhood plan combining dis	trict.
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	Draft: 6/7/2011	Page 2 of 3	COA Law Department

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



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 Citv of Austin regarding specific accuracy or completeness.