

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1414 WEST OLTORF STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 family residence (SF-3) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2011-0094, on file at the Planning and Development Review Department, as follows:

A 5,872 square feet tract of land, more or less, out of Lot 11, block 1, Fredericksburg Road Acres Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1414 West Oltorf Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The maximum impervious cover on the Property is 90 percent.

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

Automotive rentals

Automotive repair services

Automotive sales

Automotive washing (of any type)

Bail bond services

Convenience storage

Outdoor entertainment

Outdoor sports & recreation

Pawn shop services

Service station

Vehicle storage

C. A drive-in service use is prohibited as an accessory use to a commercial use.

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

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2011-0094
LOCATION: 1414 W OLTORF ST
SUBJECT AREA: 0.135 ACRES
GRID: H20
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.