

**ORDINANCE NO. 20131212-097**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2804 SOL WILSON AVENUE IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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-conditional overlay-neighborhood plan (CS-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. C14-2013-0091, on file at the Planning and Development Review Department, as follows:

Block E, Outlot 14, Division B, Homewood Heights Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 230 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2804 Sol Wilson Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as 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 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.

B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 40 feet in height.

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

Exterminating services  
Residential treatment  
Kennels  
Monument retail sales

Hotel-motel  
Guidance services  
Outdoor sports and recreation

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

Adult oriented business  
Construction sales and services  
Custom manufacturing  
Laundry services  
Service station  
Campground  
Convenience storage  
Equipment repair services  
Pawn shop services

Commercial off-street parking  
Automotive washing (of any type)  
Equipment sales  
Maintenance and service facilities  
Agricultural sales and services  
Commercial blood plasma center  
Drop-off recycling collection facility  
Limited warehousing and distribution  
Vehicle storage

Except as 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, the mixed use combining district and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 020110-17 that established the Rosewood neighborhood plan combining district.

**PART 5.** This ordinance takes effect on December 23, 2013.

**PASSED AND APPROVED**

December 12

, 2013

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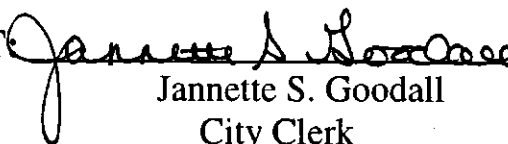
Lee Leffingwell  
Mayor

**APPROVED:**

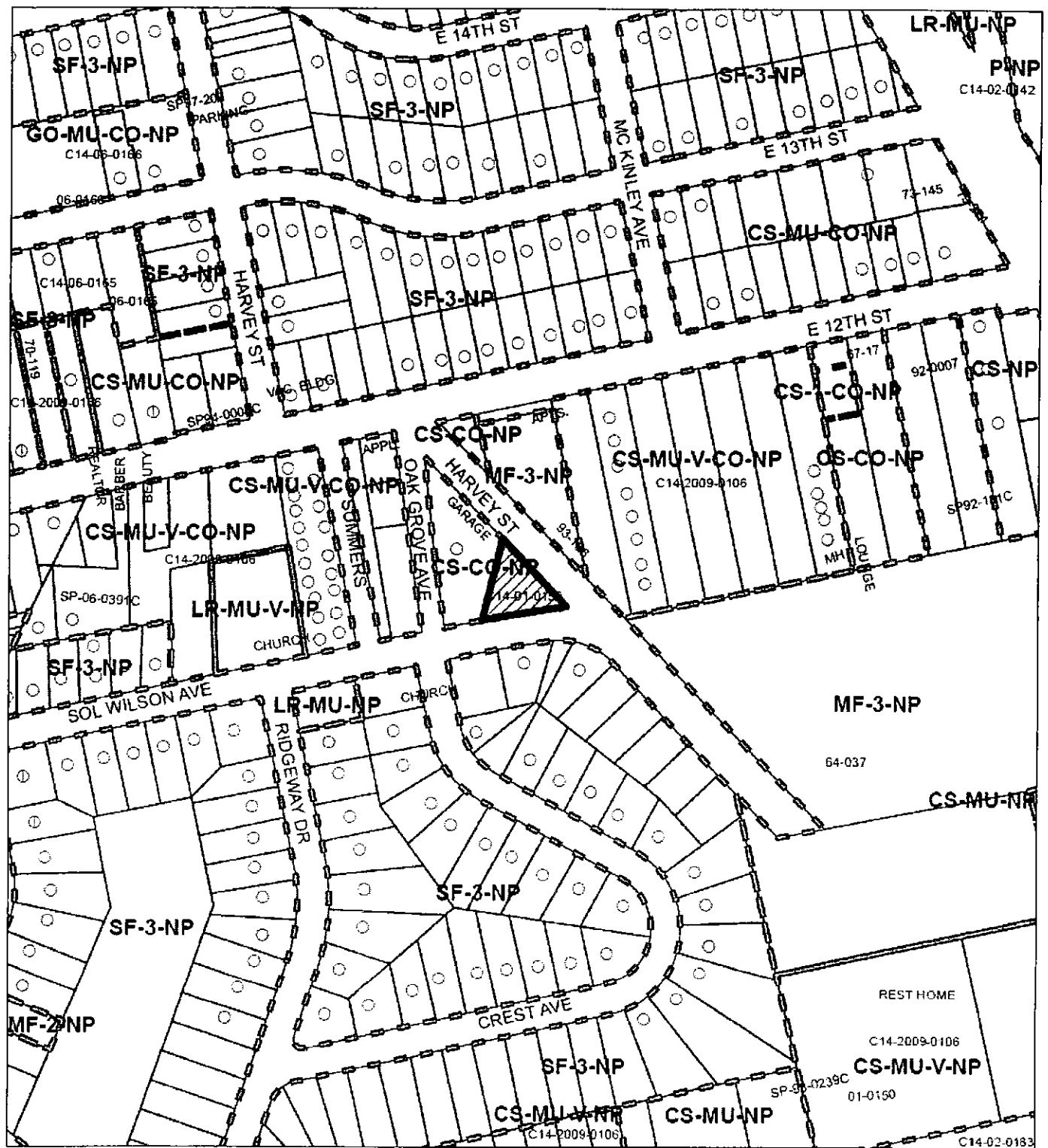


Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING CASE#: C14-2013-0091

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

