ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 3920 SOUTH INTERSTATE 35 SOUTHBOUND
FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING
DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
OVERLAY-NEIGHBORHOOD PLAN (CS-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 office-neighborhood plan (GO-NP) combining
district to general commercial services-conditional overlay-neighborhood plan (CS-CO-
NP) combining district on the property described in Zoning Case No. C14-2016-0105, on
file at the Planning and Zoning Department, as follows:

Lot 2, Perry Addition, a subdivision in Travis County, Texas, as recorded in
Volume 83, Page 150B of the Plat Records of Travis County, Texas (the
"Property"),

locally known as 3920 South Interstate 35 Southbound in the City of Austin, Travis
County, Texas, generally identified in the map attached as Exhibit “A”.

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 following uses are prohibited uses for the Property:

   Adult-oriented businesses
   Alternative financial Services
   Bail bond services
   Convenience storage
   Funeral services
   Maintenance and service facilities
   Cemetery

B. Vehicle storage and recreational equipment maintenance and storage as
accessory uses to convenience storage are prohibited on the Property.

C. A fence shall be provided and maintained along the southern property boundary
to screen the commercial use from the adjacent properties.
D. 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.

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) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____________, 2017.

PASSED AND APPROVED

_________________, 2017

_________________, 2017

_________________, 2017

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/22/2016