

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.

1 D. A site plan or building permit for the Property may not be approved, released,
2 or issued, if the completed development or uses of the Property, considered
3 cumulatively with all existing or previously authorized development and uses,
4 generate traffic that exceeds 2,000 trips per day.
5

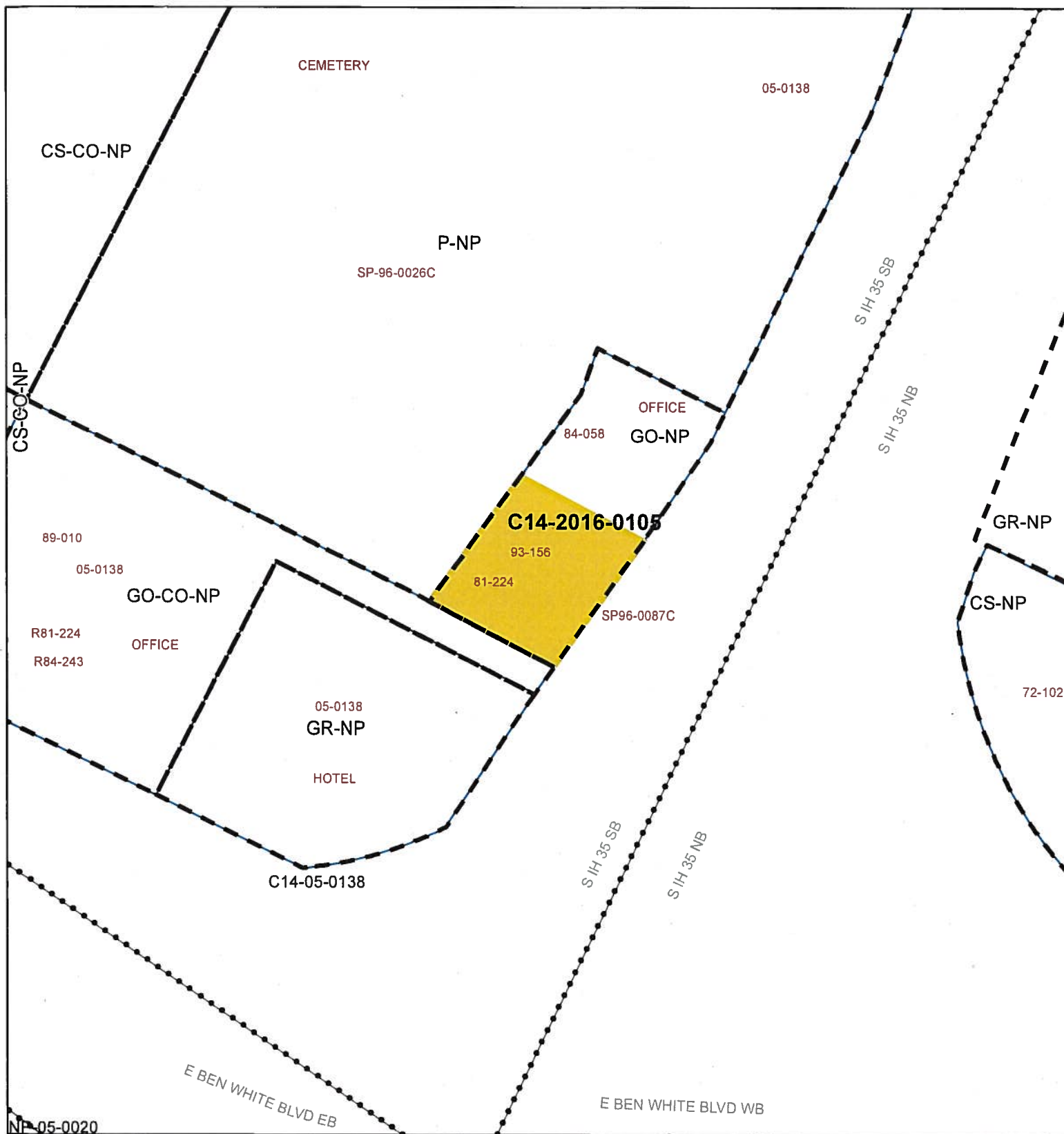
6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the general commercial services
8 (CS) district and other applicable requirements of the City Code.
9

10 **PART 3.** This ordinance takes effect on _____, 2017.
11

12 **PASSED AND APPROVED**

13
14 §
15 §
16 _____, 2017 §
17 _____
18 Steve Adler
19 Mayor
20

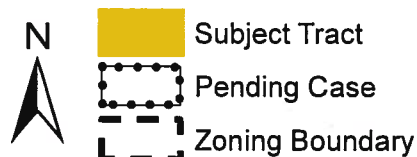
21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan Jannette S. Goodall
23 City Attorney City Clerk
24



ZONING

Case#: C14-2016-0105

EXHIBIT A



0 200 Feet

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.



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1" = 200'