

ORDINANCE NO. 20190131-060

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13609 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0116, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Resubdivision of Lot 2A, Block A, Amendment of Lots 2 and 3, Block A, Scofield Ranch Retail Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100334, Official Public Records of Travis County, Texas (the "Property"),

locally known as 13609 North IH-35 Service Road Northbound 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. 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 the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated April 2000, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Services Department ("memorandum") dated October 10, 2000. The TIA and memorandum shall be kept on file at the Development Services Department.

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

Adult-oriented businesses
Art workshop
Campground
Electronic prototype assembly
Equipment sales
Laundry services
Vehicle storage
Limited warehousing and
distribution
Transitional housing

Agricultural sales and services
Building maintenance services
Commercial blood plasma center
Equipment repair services
Kennels
Monument retail sales
Veterinary services
Maintenance and service facilities
Custom manufacturing

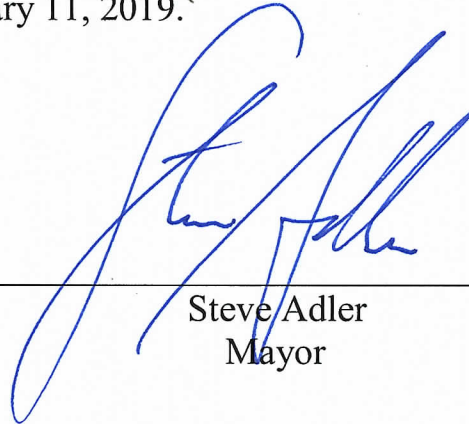
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on February 11, 2019.

PASSED AND APPROVED

_____, January 31, 2019

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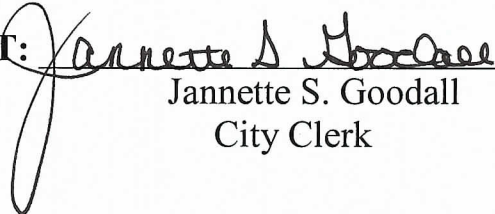
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Zoning Case C14-2018-0116

Exhibit A



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.

1" = 300'