

**ORDINANCE NO. 040311-Z-5**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3507 SOUTH 1<sup>ST</sup> STREET IN THE DAWSON NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district on the property described in Zoning Case No.C14-04-0006, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.245 acre tract of land, more or less, out of the Darlington Addition in the City of Austin, Travis County, generally identified in the map attached as Exhibit "A".

locally known as 3507 South 1<sup>st</sup> Street, in the City of Austin, Travis County, Texas.

**PART 2.** The property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

**PART 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Service station use is a conditional use of the Property.
2. Drive-in service use is a conditional use as an accessory use to commercial uses.

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

**PART 4.** Except as otherwise provided in this ordinance the Property is subject to Ordinance No. 011206-10 that established the Dawson neighborhood plan combining district.

**PART 5.** This ordinance takes effect on March 22, 2004.

**PASSED AND APPROVED**

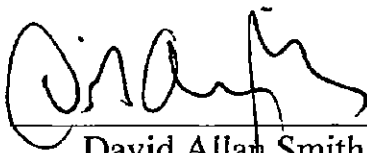
March 11, 2004

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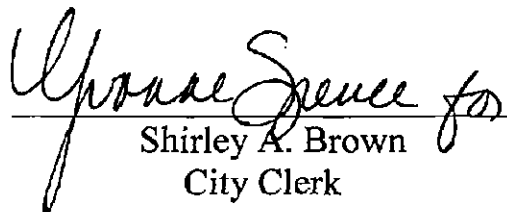
Will Wynn  
Mayor

**APPROVED:**

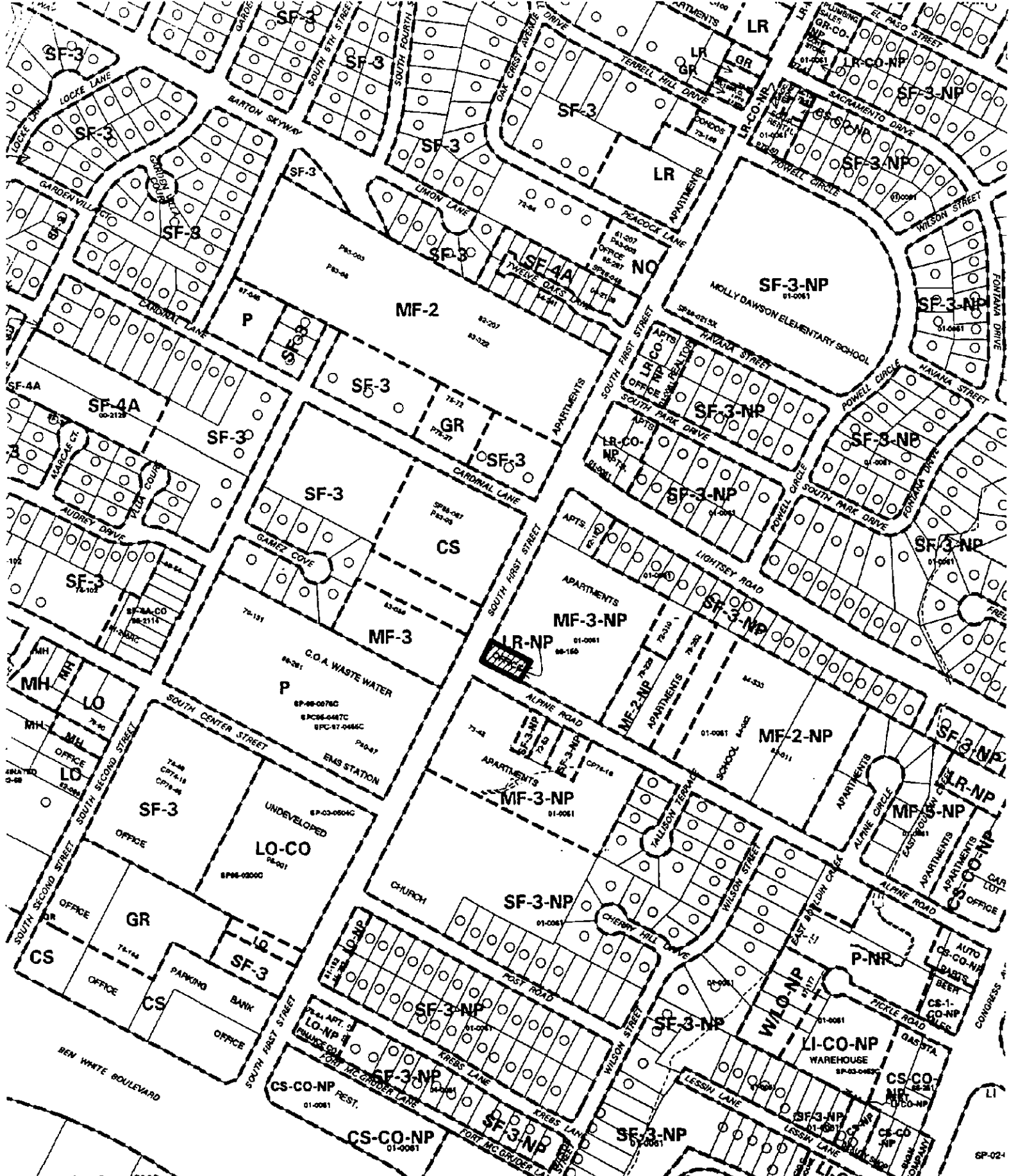






David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER  H19
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0006	DATE: 04-01	
	CASE MGR: A. BEAUDET		ADDRESS: 3507 S 1ST STREET	INTLS: SM	
SUBJECT AREA (acres): 0.245					