

ORDINANCE NO. 040826-62

AN ORDINANCE AMENDING ORDINANCE NO. 040401-32B, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 123, BEING APPROXIMATELY 2.3 ACRES OF LAND IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 040401-32B is amended to include the property identified in this Part in the Crestview neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning district on a tract of land described in File C14-04-0004.002 (PART), as follows:

7700-7720 N. Lamar Blvd, and
822 Taulbee Ln

(Tract 123)

(the "Property") as shown on the attached Exhibit "A",

generally known as the Crestview neighborhood plan combining district, locally known as the area bounded by Anderson Lane on the north, Lamar Boulevard on the east, Justin Lane on the south, and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning district for the tract of land is changed from general commercial services (CS) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
123	7700-7720 N Lamar Blvd; 822 Taulbee Ln	CS	CS-MU-CO-NP

PART 3. The Property is subject to Ordinance No. 040401-32B that established the Crestview neighborhood plan combining district.

PART 4. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 1504 of the Code.

PART 5. The Property identified as Tract 123 within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are conditional uses of Tract 123:

Adult oriented businesses
Equipment repair

Commercial blood plasma center
Equipment sales

2. Pawn shop services use is a prohibited use of Tract 123.

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 base district and other applicable requirements of the City Code.

PART 6. This ordinance takes effect on September 6, 2004.

PASSED AND APPROVED

August 26, 2004

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

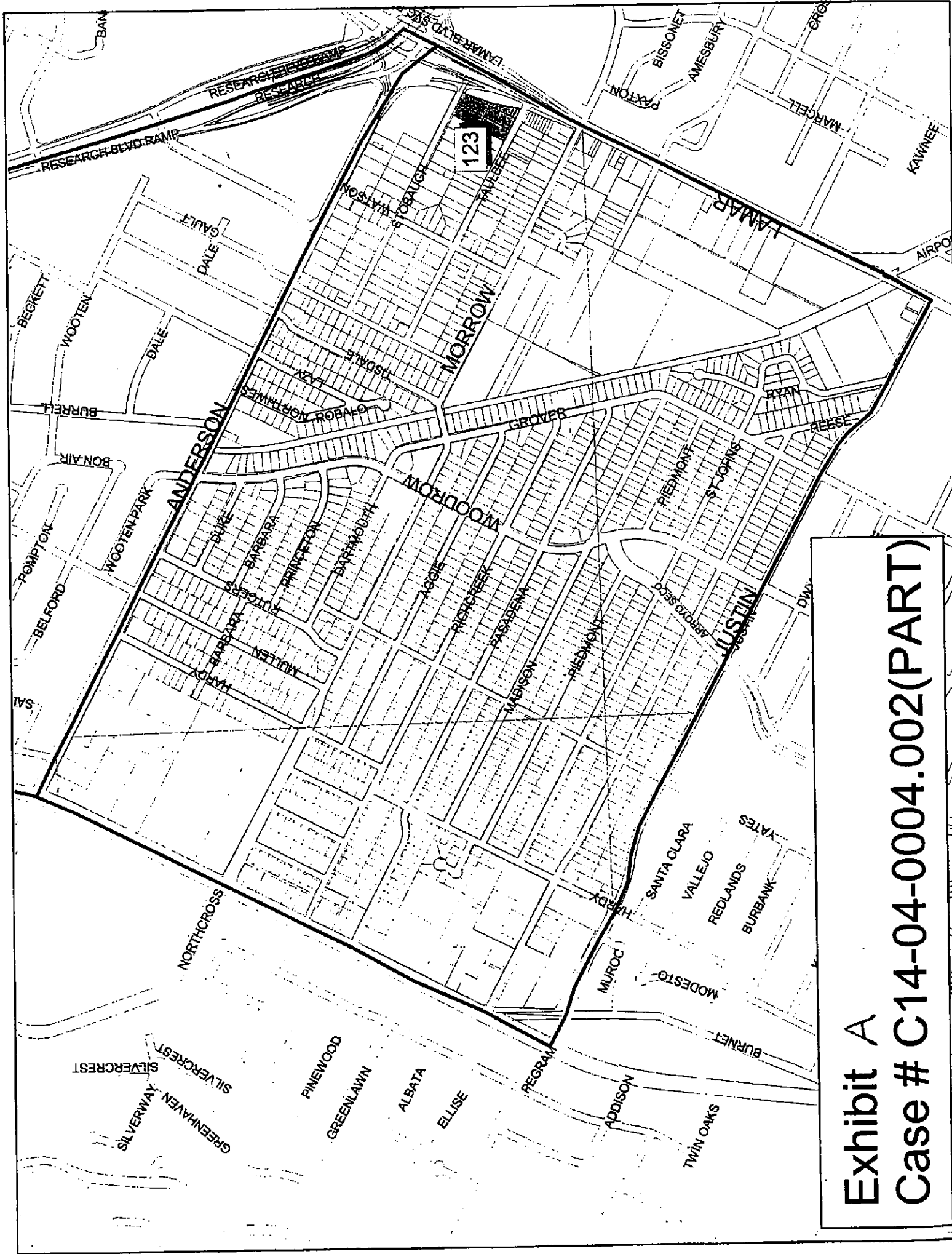
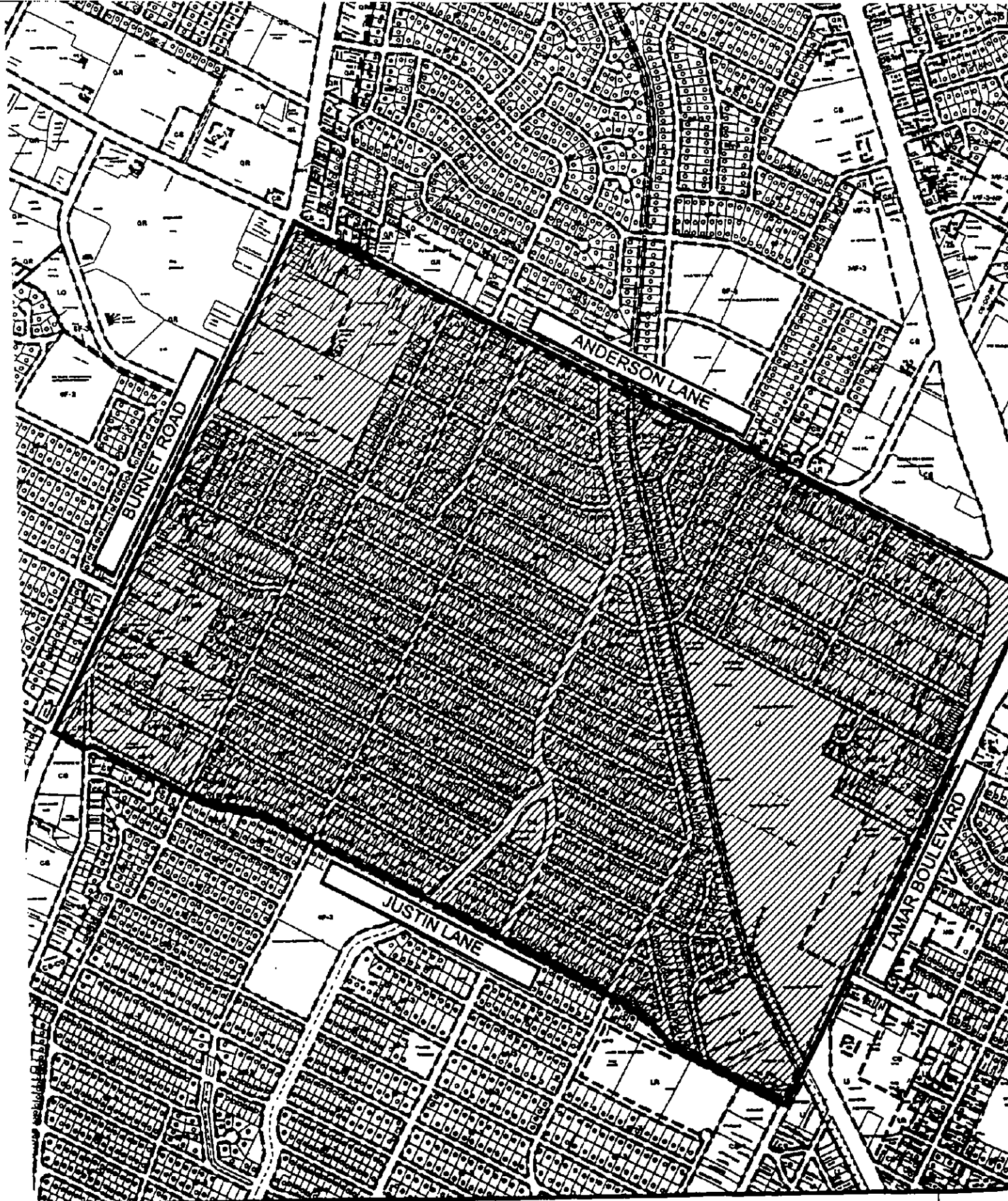


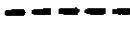


Exhibit A
Case # C14-04-0004.002(PART)



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W. WALSH

CASE #: C14-04-0004.002
 ADDRESS: CRESTVIEW COMBINED
 NEIGHBORHOOD PLAN AREA
 SUBJECT AREA (acres): 650.510

ZONING EXHIBIT D

DATE: 04-02
 INTLS: SM

CITY OF
 REFERENCE
 NUMBER
 028-30
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