

ORDINANCE NO. 20100311-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8565 RESEARCH BOULEVARD NORTHBOUND IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-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 community commercial-neighborhood plan (GR-NP) combining district to commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in Zoning Case No. C14-2009-0163, on file at the Planning and Development Review Department, as follows:

Lot 1, Leon A. Schmidt Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 314, Plat Records of Travis County, Texas; Save and Except 0.012 acres, more or less, being the portion awarded to State of Texas, by instrument recorded in Volume 12423, Page 597, of the Real Property Records of Travis County, Texas (the "Property"),

locally known as 8565 Research Boulevard Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

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

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.

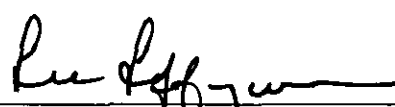
PART 4. The Property is subject to Ordinance No. 01524-94 that established the North Austin Civic Association neighborhood plan combining district.

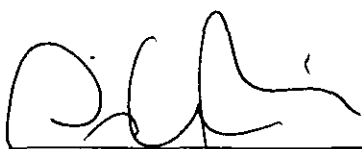
PART 5. This ordinance takes effect on March 22, 2010.

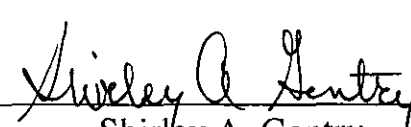
PASSED AND APPROVED

March 11, 2010

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Lee Leffingwell
Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

