

ORDINANCE NO. 20100422-054

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1705 ALDRIDGE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 interim single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2009-0164, on file at the Planning and Development Review Department, as follows:

Lots 1-A, 1-B, 1-C, Resubdivision of Joe G. Aldridge Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 46, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1705 Aldridge Drive, in the City of Austin, Travis County, Texas, and 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 2,000 trips per day.

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

Adult oriented businesses
Pawn shop services

Vehicle storage

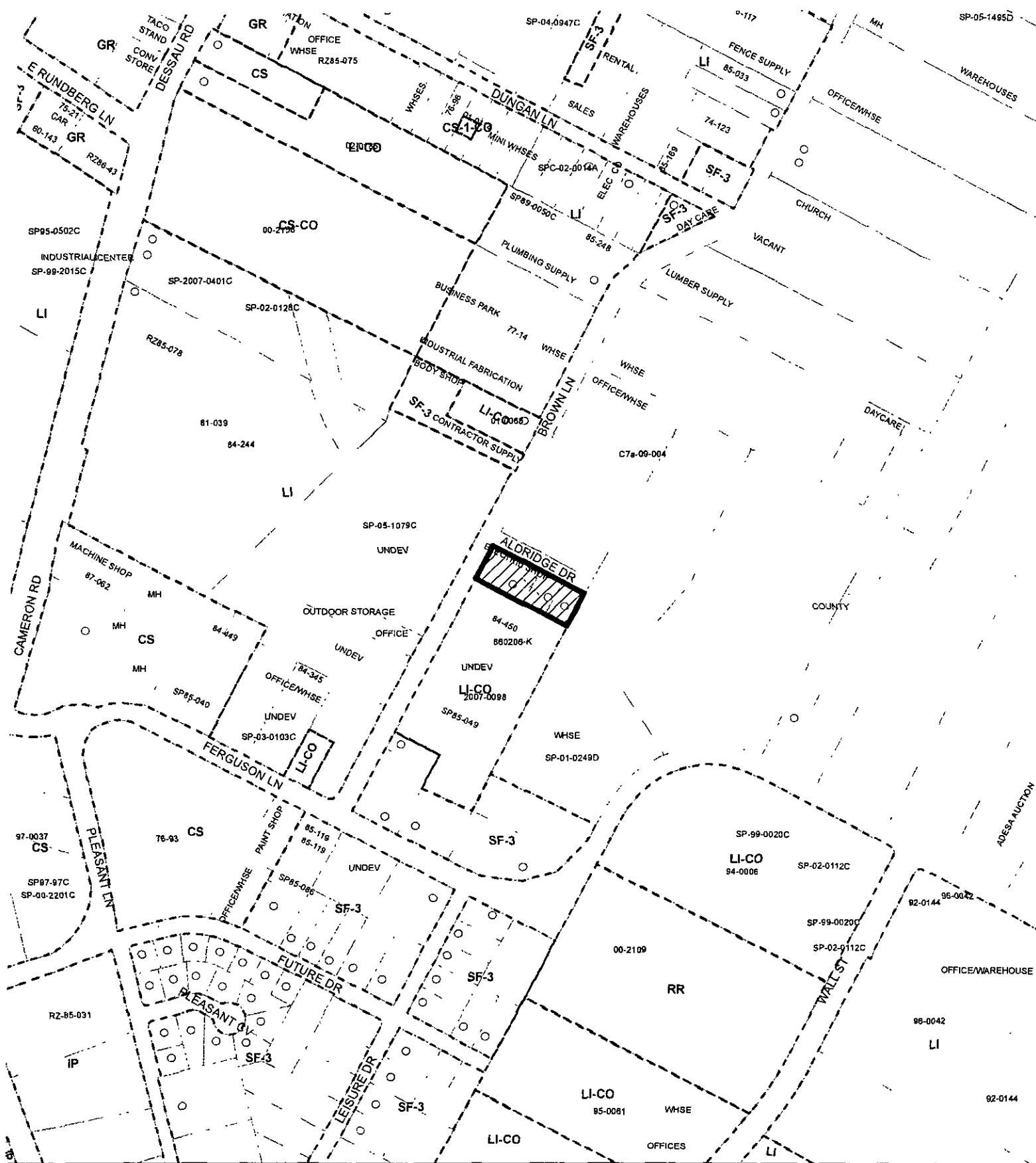
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.




PART 3. This ordinance takes effect on May 3, 2010.

PASSED AND APPROVED

_____, April 22, 2010 §
 §
 § Lee Leffingwell
 Lee Leffingwell
 Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Gentry
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2009-0164
 ADDRESS: 1705 ALDRIDGE DR
 SUBJECT AREA: 0.858 ACRES
 GRID: M29
 MANAGER: J. HARDEN



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.