

ORDINANCE NO. 20100527-077

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5810 NORTH MOPAC EXPRESSWAY SOUTHBOUND 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. C14-2010-0010, on file at the Planning and Development Review Department, as follows:

Lot 2, Mopac-Balcones Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 92, Pages 208-209, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 5810 North MoPac Expressway Southbound, 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 site development regulations apply to the Property:
 - 1) The maximum height of a building or structure is 40 feet from ground level.
 - 2) The maximum impervious cover is 70 percent.
 - 3) The floor-to-area ratio (FAR) is 1.1 to 1.0.

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

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|------------------------------------|--|
| Agricultural sales & services | Bail bond services |
| Campground | Congregate living |
| Construction sales & services | Drop-off recycling collection facility |
| Equipment repair services | Kennels |
| Monument retail sales | Vehicle storage |
| Commercial off-street parking | Communications services |
| Funeral services | Hotel-motel |
| Indoor entertainment | Indoor sports and recreation |
| Off-site accessory parking | Outdoor entertainment |
| Pawn shop services | Research assembly services |
| Research services | Research testing services |
| Research warehousing | Restaurant (limited) |
| Hospital services (general) | Residential treatment |
| Exterminating services | Automotive rentals |
| Automotive washing (of any type) | Automotive repair services |
| Automotive sales | Building maintenance services |
| Business or trade school | Consumer convenience services |
| Consumer repair services | Electronic prototype assembly |
| Electronic testing | Equipment sales |
| Financial services | Food preparation |
| Food sales | General retail sales (convenience) |
| General retail sales (general) | Laundry services |
| Outdoor sports & recreation | Personal Improvement services |
| Personal services | Pet services |
| Plant nursery | Printing & publishing |
| Restaurant (general) | Service station |
| Software development | Theater |
| Veterinary services | Custom manufacturing |
| Limited warehousing & distribution | Business support services |
| Guidance services | Maintenance & services facility |
| Transitional housing | Transportation terminal |

D. Drive-in service is prohibited 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 general commercial services (CS) base district and other applicable requirements of the City Code.

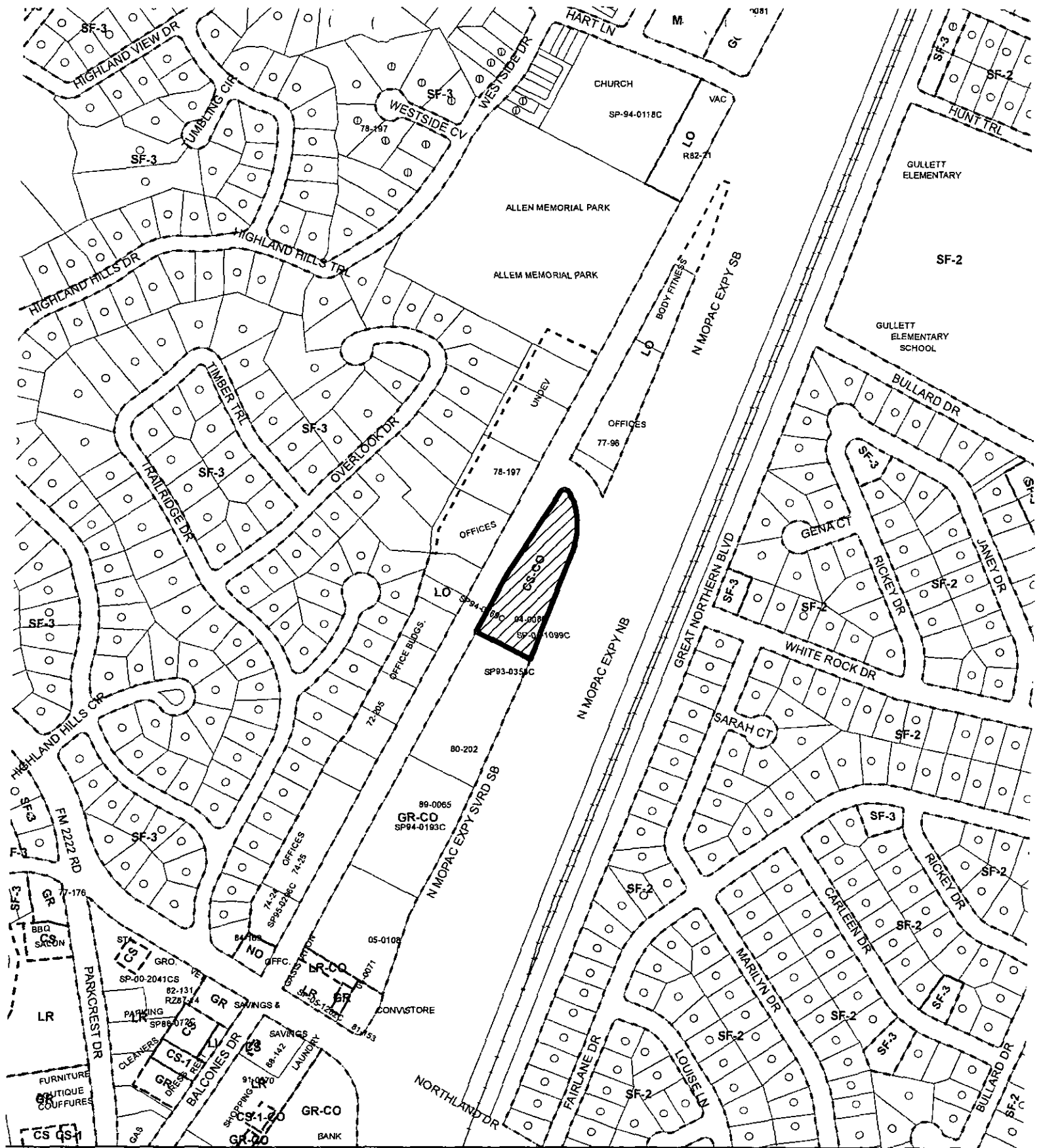
PART 3. This ordinance takes effect on June 7, 2010.

PASSED AND APPROVED

_____ May 27 _____, 2010 §
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 Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kenhard Shirley A. Gentry
 Acting City Attorney City Clerk



N

1" = 400'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING EXHIBIT A

ZONING CASE#: C14-2010-0010

ADDRESS: 5810 N MOPAC SXPY SB

SUBJECT AREA: 1.75 ACRES

GRID: H28

MANAGER: C. PATTERSON

CITY OF AUSTIN
FOUNDED 1839

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