

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1010 EAST CESAR CHAVEZ STREET IN THE EAST
3 CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO
6 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL
7 OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
14 mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on
15 the property described in Zoning Case No. C14-2010-0081, on file at the Planning and
16 Development Review Department, as follows:

17
18 Lots 7 and 8, Block 4, Shelley and Chandler Subdivision, a subdivision in the City
19 of Austin, Travis County, Texas, according to the map or plat of record in Plat
20 Book 1, Page 18B, of the Plat Records of Travis County, Texas (the "Property"),

21
22 locally known as 1010 East Cesar Chavez Street, in the City of Austin, Travis County,
23 Texas, and generally identified in the map attached as Exhibit "A".

24
25 **PART 2.** Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,
26 the Property may be developed and used in accordance with the regulations established for
27 the general commercial services (CS) base district, the mixed use combining district, and
28 other applicable requirements of the City Code.

29
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

- 32
33 A. A site plan or building permit for the Property may not be approved, released, or
34 issued, if the completed development or uses of the Property, considered
35 cumulatively with all existing or previously authorized development and uses,
36 generate traffic that exceeds 2,000 trips per day.
37

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

Adult oriented businesses	Campground
Commercial off-street parking	Communication service facilities
Convenience storage	Drop-off recycling collection facilities
Equipment repair services	Equipment sales
Kennels	Pawn shop services
Residential treatment	Vehicle storage
Outdoor entertainment	Transportation terminal

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

Agricultural sales & services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
College & university facilities	Communications services
Construction sales & services	Custom manufacturing
Electronic prototype assembly	Exterminating services
Guidance services	Hospital services (limited)
Hotel-motel	Indoor entertainment
Limited warehousing & distribution	Local utility services
Off-site accessory parking	Outdoor sports & recreation
Research services	Service station
Hospital services (general)	Club or lodge
Transitional housing	

PART 4. The Property is subject to Ordinance No. 001214-20 that established the East Cesar Chavez neighborhood plan combining district.

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2 **PART 5.** This ordinance takes effect on _____, 2010.
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5 **PASSED AND APPROVED**
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9 _____, 2010

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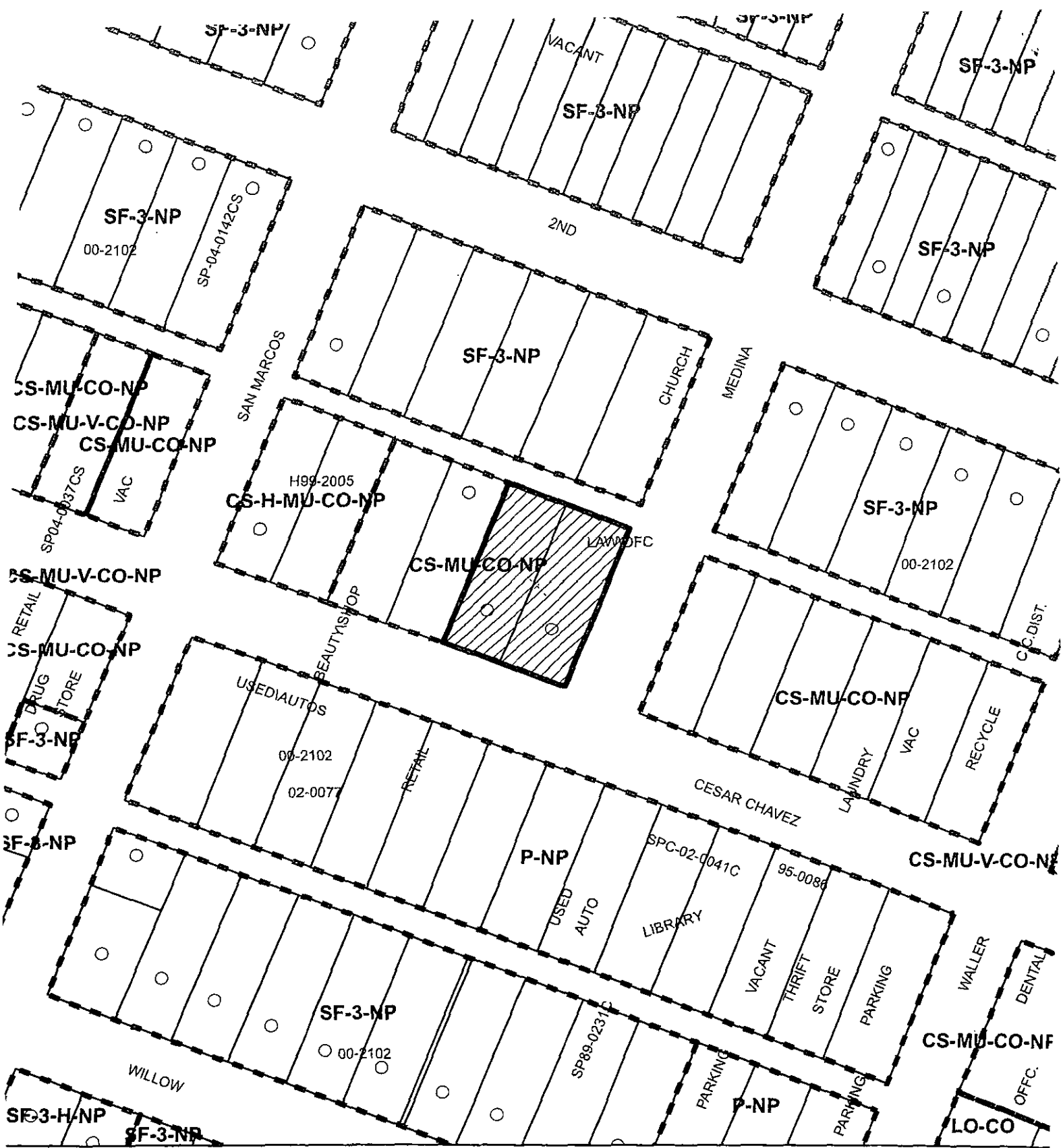
10 Lee Leffingwell
11 Mayor
12

13
14 **APPROVED:** _____




15 David Allan Smith
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk



Legend

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

ZONING EXHIBIT A

CASE NUMBER: C14-2010-0081
 ADDRESS: 1010 E CESAR CHAVEZ ST
 GRID: J21
 CASE MGR: JOI HARDEN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.