

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 921 REINLI STREET IN THE NORTH LOOP  
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-  
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING  
5 DISTRICT TO COMMERCIAL LIQUOR SALES-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT.

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from general commercial services-conditional overlay-  
12 neighborhood plan (CS-CO-NP) combining district to commercial liquor sales-conditional  
13 overlay-neighborhood plan (CS-1-CO-NP) combining district on the property described in  
14 Zoning Case No. C14-2010-0094, on file at the Planning and Development Review  
15 Department, as follows:  
16

17 Lot 2, Duval Annex Subdivision, a subdivision in the City of Austin, Travis  
18 County, Texas, according to the map or plat of record in Plat Book 77, Page 380,  
19 of the Plat Records of Travis County, Texas (the "Property"),  
20

21 locally known as 921 Reinli Street, in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "A".  
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
25 Property may be developed and used in accordance with the regulations established for the  
26 commercial liquor sales (CS-1) base district, and other applicable requirements of the City  
27 Code.  
28

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

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

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

- |   |                           |                    |
|---|---------------------------|--------------------|
| 2 | Adult oriented businesses | Cocktail lounge    |
| 3 | Residential treatment     | Pawn shop services |
| 4 | Transitional housing      |                    |

5  
6  
7 C. The following uses are conditional uses of the Property:

- |    |                                 |                                 |
|----|---------------------------------|---------------------------------|
| 8  | Agricultural sales and services | Campground                      |
| 9  | Commercial blood plasma center  | Construction sales and services |
| 10 | Convenience storage             | Equipment repair services       |
| 11 | Equipment sales                 | Kennels                         |
| 12 | Vehicle storage                 |                                 |

13  
14  
15 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North  
16 Loop neighborhood plan combining district.

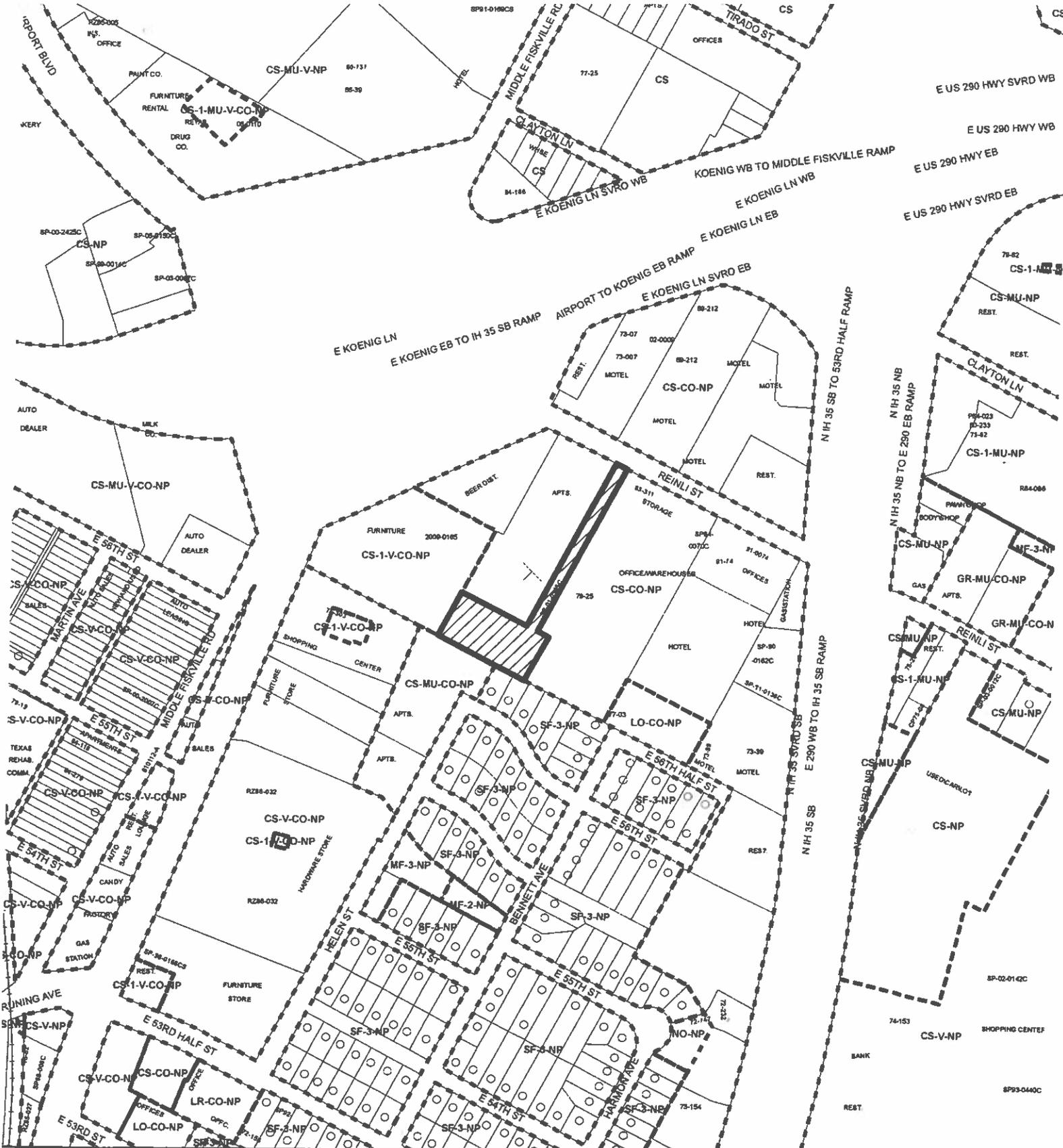
17  
18 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2010.

19  
20  
21 **PASSED AND APPROVED**

22  
23 \_\_\_\_\_, 2010 §  
24 §  
25 §

26 Lee Leffingwell  
27 Mayor

28  
29  
30  
31 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
32 Karen M. Kennard Shirley A. Gentry  
33 Acting City Attorney City Clerk



**ZONING EXHIBIT A**

- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING CASE#: C14-2010-0094  
 LOCATION: 921 REINLI ST  
 SUBJECT AREA: 1.52 ACRES  
 GRID: K26  
 MANAGER: JOI HARDEN



" = 400'

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.