

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.
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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
3 Adult oriented businesses
4 Residential treatment
5 Transitional housing
6

Cocktail lounge
Pawn shop services

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

8
9 Agricultural sales and services
10 Commercial blood plasma center
11 Convenience storage
12 Equipment sales
13 Vehicle storage
14

Campground
Construction sales and services
Equipment repair services
Kennels

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 §
24 §
25 §
26

_____, 2010

Lee Leffingwell
Mayor

27
28
29
30
31 **APPROVED:** _____

ATTEST: _____

32 Karen M. Kennard
33 Acting City Attorney

Shirley A. Gentry
City Clerk

