ORDINANCE NO. __________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1501 AIRPORT COMMERCE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0050, on file at the Planning and Zoning Department, as follows:

Resubdivision of Lot 1, Block A, of the resubdivision of Lot 1, Block A, Airport Commerce Section Two, a subdivision recorded in Document No. 201600303, of the Plat Records of Travis County, Texas, (the “Property”), locally known as 1501 Airport Commerce Drive in the City of Austin, Travis County, Texas, 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. The following uses are prohibited uses for the Property:

   Agricultural sales and services          Automotive washing (of any type)
   Campground                               Day care services (general)
   Day care services (commercial)           Day care services (limited)
   Equipment repair services                Equipment sales
   Exterminating services                   Hospital services (general)
   Kennels                                  Monument retail sales
   Outdoor entertainment                    Private secondary educational facilities

Private primary educational facilities  
Public primary educational facilities  
Public secondary educational facilities  
Veterinary services  
Vehicle storage  
Hospital services (limited)  

B. The following uses are conditional uses for the Property:

Art workshop  
Automotive repair services  
Commercial off-street parking  
Convenience storage  
Limited warehousing and distribution  
Automotive rentals  
Automotive sales  
Construction sales and services  
Custom manufacturing  

PART 3. 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) district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20010927-28 that established zoning for the Montopolis Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

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§  

________________________, 2018  

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Steve Adler  
Mayor

APPROVED: ___________________________________________________  
ANNE L. MORGAN  
City Attorney  

ATTEST: ___________________________________________________  
JANNETTE S. GOODALL  
City Clerk

Draft 2/12/2018  
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COA Law Department