

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 secondary educational facilities
Vehicle storage

Public primary educational facilities
Veterinary services
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.

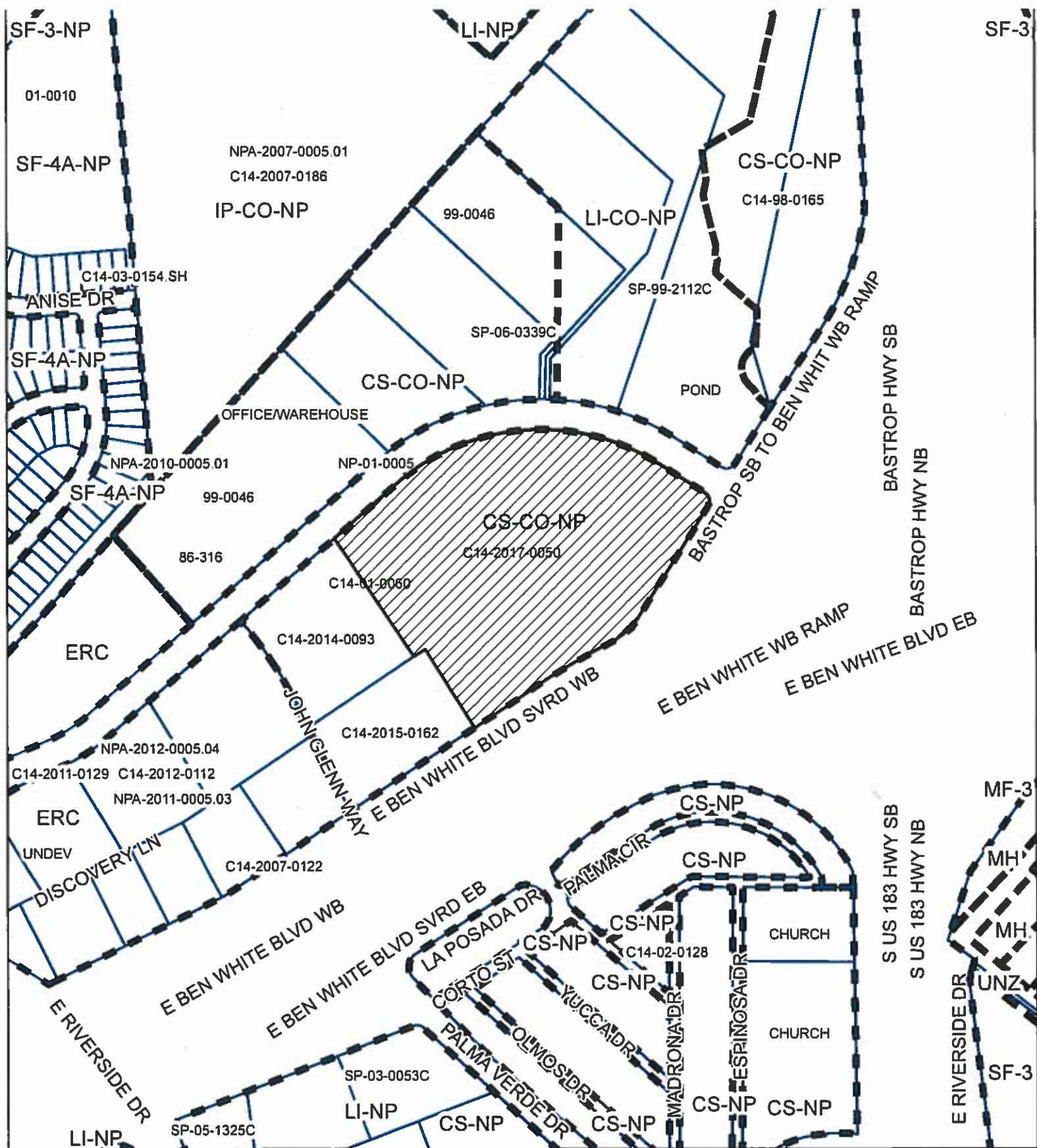
PART 5. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018 § _____
§
§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



- N**
- SUBJECT TRACT
 - PENDING CASE
 - ZONING BOUNDARY

ZONING
 Zoning Case: C14-2017-0050 **Exhibit A**

1" = 375'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

