

**ORDINANCE NO. 20190131-073**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED 3005 EAST STATE HIGHWAY 71 WESTBOUND AND CHANGING THE ZONING MAP FROM INTERIM SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 interim single-family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0119, on file at the Planning and Zoning Department, as follows:

Lot 24-A, Resubdivision of Lots 24 and 25 Glenbrook Addition, Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 83, Page 29D, Plat Records of Travis County, Texas (the "Property"),

locally known as 3005 East State Highway 71 Westbound 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:

The following uses are prohibited uses on the Property:

|                                |                               |
|--------------------------------|-------------------------------|
| Adult-oriented businesses      | Campground                    |
| Commercial blood plasma center | Funeral services              |
| Indoor entertainment           | Indoor sports and recreation  |
| Outdoor entertainment          | Outdoor sports and recreation |
| Pawn shop services             | Theater                       |
| Vehicle storage                |                               |

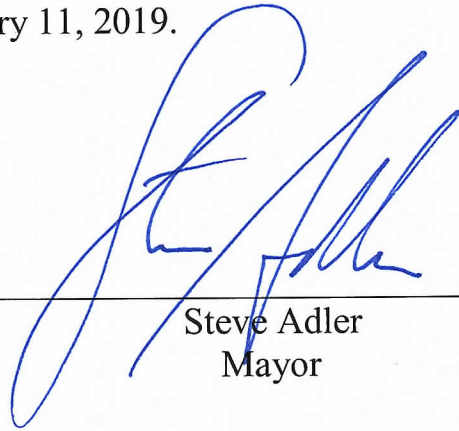
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on February 11, 2019.

**PASSED AND APPROVED**

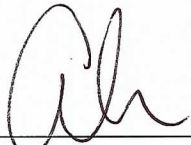
January 31, 2019

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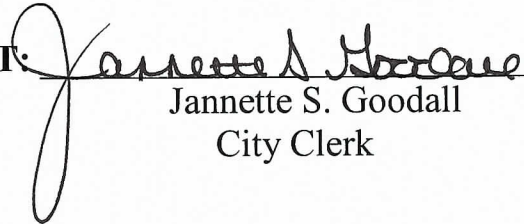
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

H2007-0244

CONCRETE

READY MIX

COMPANY

(VACANT) C14H-2007-0244

CS-CO

CS-H

I-RR

DR

UNDEV

CS-CO

I-SF-2

APTS

I-SF-2

I-SF-2

ELLON RD

MELDRUM RD

TERRY LN

AUTO  
REPAIR

E SH 71 SVRD WB  
E SH 71 WB  
E SH 71 EB

I-SF-2  
AUTOREPAIR

AUTO BODYSHOP  
CONSTRUCTION

AUTOJUNK

CS-CO

C14-01-0186

01-0186

TOWING CO. AUTO SALES  
99-2105

C14-2017-0111

C14-05-0017

AV

93-165

CS-CO

C14-2008-0053

UNDEV

E SH 71 SVRDEB



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

## Zoning Case

C14-2018-0119

Exhibit A



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.