ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3427 JEFFERSON STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0137, on file at the Housing and Planning Department, as follows:

Lot 18, GLENVIEW ADDITION, City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 109, Plat Records of Travis County, Texas, (the "Property"),

locally known as 3427 Jefferson Street 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 on the Property:

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Campground	Commercial blood plasma center
Construction sales and services	Custom manufacturing
Equipment repair services	Equipment sales
Exterminating services	Indoor crop production
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Outdoor sports and recreation
Pawn shop services	Plant nursery

Service station
Vehicle storage

Transportation terminal

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) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2021.

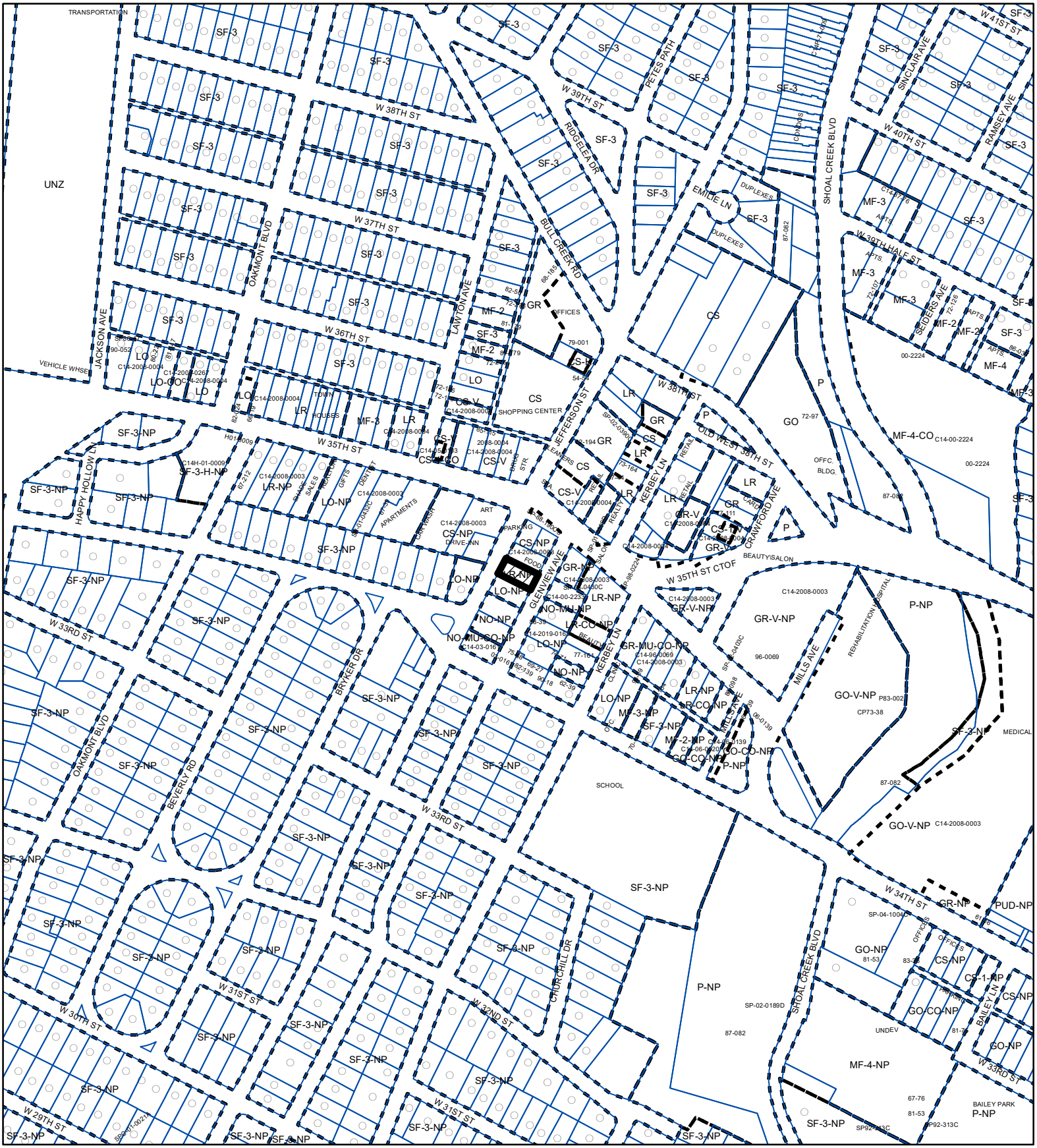
PASSED AND APPROVED

§
§
_____, 2021 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
Interim City Clerk

DRAFT



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2021-0137

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 8/26/2021