

**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"),

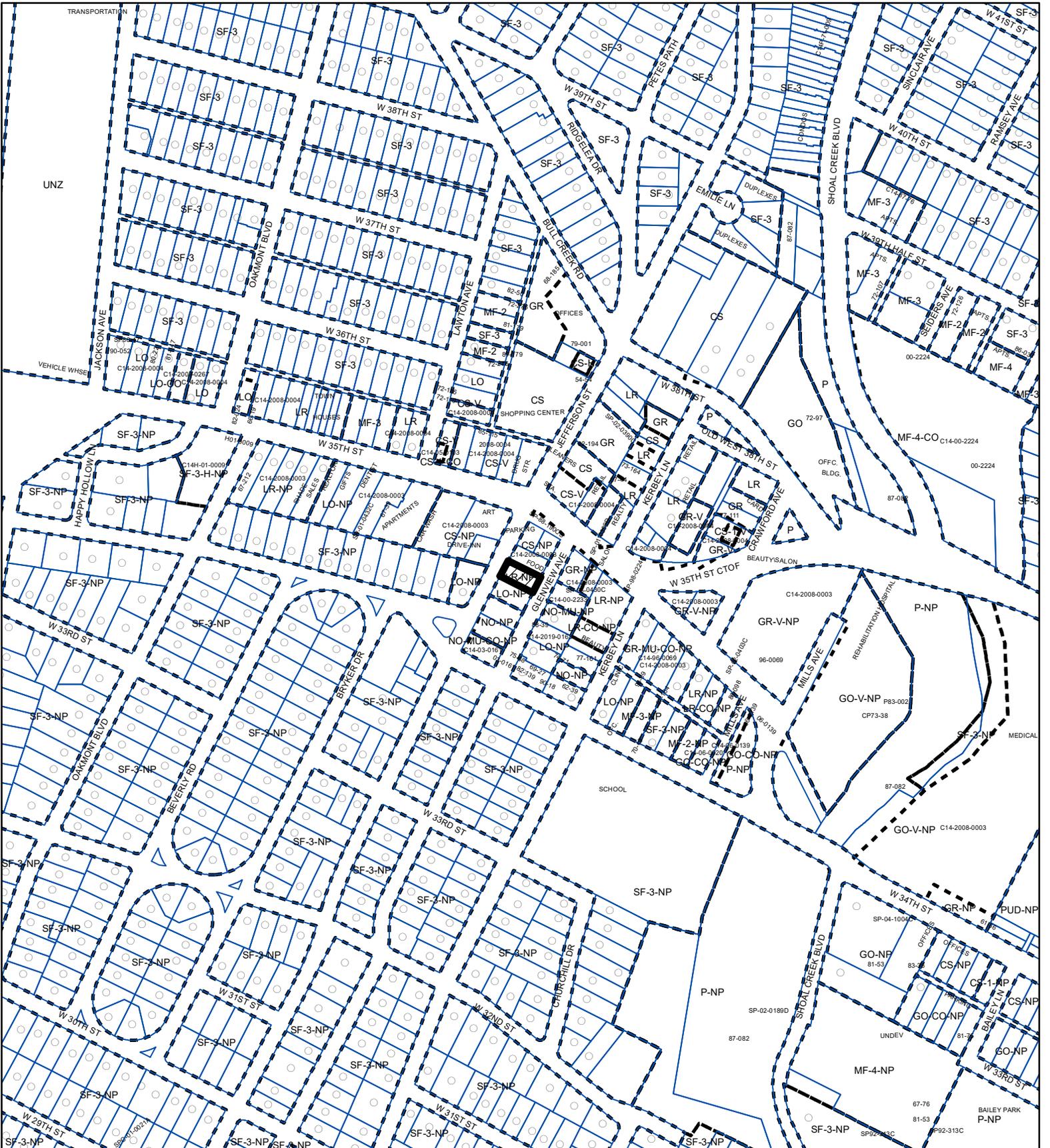
locally known as 3427 Jefferson Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**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                        |





**ZONING**

ZONING CASE#: C14-2021-0137

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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



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