

2004
Z-2

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2206 MAPLE AVENUE IN THE UPPER BOGGY
3 CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL
4 SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
5 (CS-MU-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-
6 MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-
7 CO-NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district to commercial-liquor sales-mixed
14 use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district on the
15 property described in Zoning Case No. C14-04-0169, on file at the Neighborhood Planning
16 and Zoning Department, as follows:

17
18 Lots 6, 7, and 8, Block 3, Sunrise Addition, a subdivision in the City of Austin,
19 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page
20 193, of the Plat Records of Travis County, Texas, (the "Property")

21
22 locally known as 2206 Maple Avenue, in the Upper Boggy Creek neighborhood plan area,
23 in the City of Austin, Travis County, Texas, and generally identified in the map attached as
24 Exhibit "A".

25
26 **PART 2.** The Property may be developed as a mixed use building special use as set forth
27 in Sections 25-2-1502 through 25-2-1504 of the Code.

28
29 **PART 3.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:

- 31
32 1. Drive-in service is prohibited as an accessory use to commercial uses.
33
34 2. The maximum height of a building or structure on the Property is 40 feet from ground
35 level.
36
37

3. The following uses are prohibited uses of the Property:

Agricultural sales and services	Adult oriented businesses
Automotive rentals	Automotive repair services
Automotive washing (of any type)	Automotive sales
Building maintenance services	Maintenance and service facilities
Monument retail sales	Pawn shop services
Service station	Vehicle storage
Campground	Commercial blood plasma center
Commercial off-street parking	Construction sales and services
Convenience storage	Drop-off recycling collection facilities
Employee recreation	Equipment repair services
Equipment sales	Kennels
Limited warehousing and distribution	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales(CS-1) base district and other applicable requirements of the City Code.

PART 4. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.



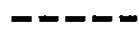
PART 5. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

_____	§	_____
	§	
_____, 2005	§	
		Will Wynn
		Mayor

APPROVED: _____	ATTEST: _____
David Allan Smith	Shirley A. Brown
City Attorney	City Clerk



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: T. BOLT

CASE #: C14-04-0169
 ADDRESS: 2206 MAPLE AVE
 SUBJECT AREA (acres): 0.450

ZONING EXHIBIT A
 DATE: 04-10
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 K23