

**ORDINANCE NO. 050210-Z-2**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2206 MAPLE AVENUE IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-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-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district on the property described in Zoning Case No. C14-04-0169, on file at the Neighborhood Planning and Zoning Department, as follows:

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

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

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

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

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

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

Agricultural sales and services  
Automotive rentals  
Automotive washing (of any type)  
Building maintenance services  
Monument retail sales  
Service station  
Campground  
Commercial off-street parking  
Convenience storage  
Employee recreation  
Equipment sales  
Limited warehousing and distribution

Adult oriented businesses  
Automotive repair services  
Automotive sales  
Maintenance and service facilities  
Pawn shop services  
Vehicle storage  
Commercial blood plasma center  
Construction sales and services  
Drop-off recycling collection facilities  
Equipment repair services  
Kennels

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.

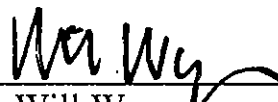
**PART 4.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.

**PART 5.** This ordinance takes effect on February 21, 2005.

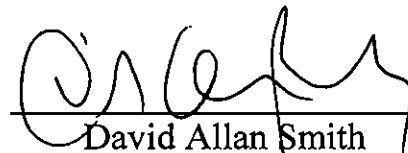
**PASSED AND APPROVED**

February 10, 2005

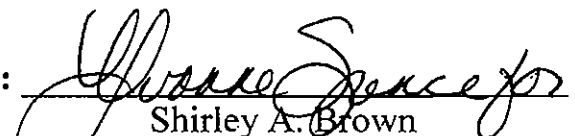
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Will Wynn  
Mayor


**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk





1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: T. BOLT

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CASE #: C14-04-0169

ADDRESS: 2206 MAPLE AVE

SUBJECT AREA (acres): 0.450

DATE: 04-10

INTLS: SM

ZONING EXHIBIT A

CITY GRID REFERENCE NUMBER

K23