

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9215 SOUTH 1ST STREET FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO)
5 COMBINING DISTRICT.
6

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

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to general commercial services-conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2012-0001, on file at the
13 Planning and Development Review Department, as follows:
14

15 Lot 2, Block A, Southpark Meadows Commercial Phase 3 Subdivision, a
16 Resubdivision of Lot 6, Block A, Southpark Meadows Commercial Phase 2
17 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
18 to the map or plat of record in Document No. 200800153 of the Official Public
19 Records of Travis County, Texas (the "Property"),
20

21 locally known as 9215 South 1st Street, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

- 27 A. Development of the property may not exceed a floor to area ratio (F.A.R.) of 1.
28 to 1.
29
- 30 B. A drop-off recycling collection facility is subject to Section 25-2-805 of the
31 Land Development Code.
32
- 33 C. The following uses are conditional uses of the Property:
34
35 Custom manufacturing
36 Food preparation
37 Plant nursery

1
2 D. The following uses are prohibited uses of the Property:
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Agricultural sales and services
Campground
Commercial off-street parking
Electronic prototype assembly
Equipment repair services
Exterminating services
Kennels
Laundry services
Monument retail sales
Transitional housing
Vehicle storage

Building maintenance services
Commercial blood plasma center
Construction sales and services
Electronic testing
Equipment sales
Guidance services
Limited warehousing and distribution
Maintenance and service facilities
Residential treatment
Transportation terminal
Veterinary services

4
5 Except as specifically restricted under this ordinance, the Property may be developed and
6 used in accordance with the regulations established for general commercial services (CS)
7 base district, and other applicable requirements of the City Code.
8

9 **PART 3.** This ordinance takes effect on _____, 2012.

10
11 **PASSED AND APPROVED**

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13
14
15 _____, 2012

§
§
§

16 _____
17 Lee Leffingwell
18 Mayor

19
20 **APPROVED:** _____

21 Karen M. Kennard
22 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

