

ORDINANCE NO. 20120322-083

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9215 SOUTH 1ST STREET FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 community commercial-conditional overlay (GR-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2012-0001, on file at the Planning and Development Review Department, as follows:

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

locally known as 9215 South 1st Street, in the City of Austin, Travis County, Texas, and 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. Development of the property may not exceed a floor to area ratio (F.A.R.) of 1. to 1.
- B. A drop-off recycling collection facility is subject to Section 25-2-805 of the Land Development Code.
- C. The following uses are conditional uses of the Property:
 - Custom manufacturing
 - Food preparation
 - Plant nursery

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

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

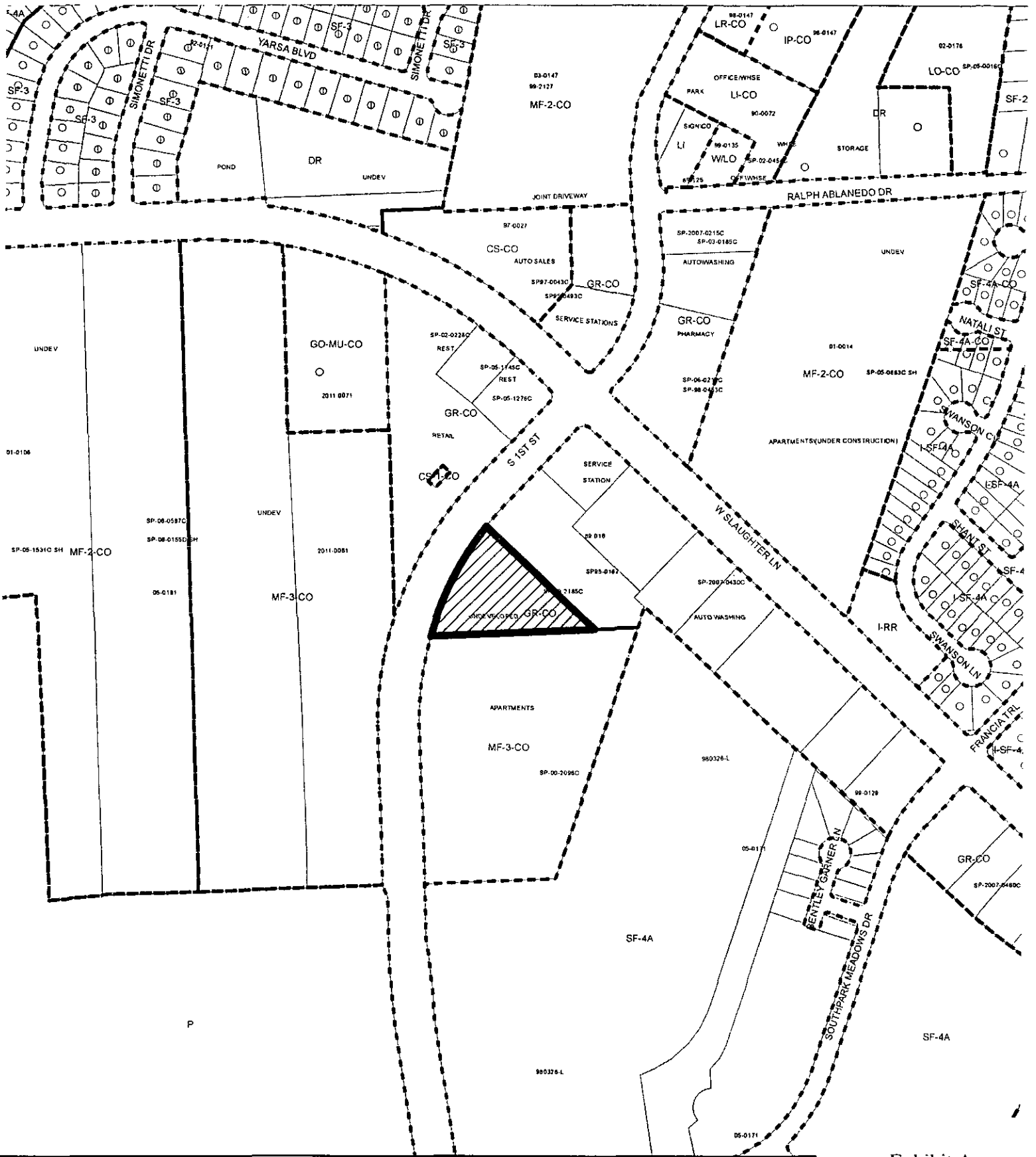
Building maintenance services
Commercial blood plasma center
Construction sales and services
Electronic testing
Equipment sales
Guidance services
Limited warehousing and distribution
Maintenance and service facilities
Residential treatment
Transportation terminal
Veterinary services

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

PART 3. This ordinance takes effect on April 2, 2012.

PASSED AND APPROVED




March 22, 2012 §
Lee Leffingwell
Mayor
APPROVED: Karen M. Kennard
City Attorney
ATTEST: Shirley A. Gentry
City Clerk



ZONING

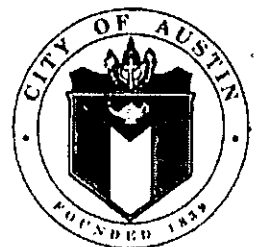
ZONING CASE#: C14-2012-0001

Exhibit A

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'