

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1807 EAST 13<sup>TH</sup> STREET AND 1212 CHICON  
3 STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA  
4 FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-  
5 NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED  
6 USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP)  
7 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-neighborhood plan (CS-NP)  
13 combining district to general commercial services-mixed use-conditional overlay-  
14 neighborhood plan (CS-MU-CO-NP) combining district on the property (the "Property")  
15 described in Zoning Case No. C14-2011-0149.SH, on file at the Planning and  
16 Development Review Department, as follows:

17  
18 Tract 1:

19 West 13 feet of Lot 5 and East 39.8 feet of Lot 6, Block 4, Outlot 36, Division B,  
20 CR Johns Subdivision, a subdivision in the City of Austin, Travis County, Texas,  
21 in Document No. 2006014940 of the Official Public Records of Travis County,  
22 Texas; and,

23  
24 Tract 2:

25 East 52 feet of Lot 5, Block 4 Outlot 36, Division B, CR Johns Subdivision, a  
26 subdivision in the City of Austin, Travis County, Texas, in Document No.  
27 2005025042 of the Official Public Records of Travis County, Texas,

28  
29 locally known as 1807 East 13<sup>th</sup> Street and 1212 Chicon Street in the City of Austin, Travis  
30 County, Texas, and generally identified in the map attached as Exhibit "A".

31  
32 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
33 Property may be developed and used in accordance with the regulations established for the  
34 general commercial services (CS) base district and other applicable requirements of the  
35 City Code.  
36

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

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Drive-in service use is prohibited as an accessory use to restaurant (general) and restaurant (limited) uses.
- C. Free standing telecommunication towers are prohibited.
- D. The following uses are prohibited uses of the Property:

Bail bond services	Automotive rentals
Automotive repair services	Automotive sales
Campground	Automotive washing (of any type)
Laundry services	Commercial blood plasma center
Convenience storage	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Exterminating services	Kennels
Veterinary services	Pawn shop services
Outdoor entertainment	Outdoor sports and recreation
Service station	Vehicle storage
Adult oriented businesses	

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

**PART 4.** The Property is subject to Ordinance No. 011213-41 that established the Central East Austin neighborhood plan combining district.

1 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2012.


2  
3 **PASSED AND APPROVED**


4  
5 \_\_\_\_\_, 2012      §  
6  
7      §  
8      §


9 **Lee Leffingwell**  
10 **Mayor**

11  
12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13 **Karen M. Kennard** **Shirley A. Gentry**  
14 **City Attorney** **City Clerk**

[illegible]

 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING CASE#: C14-2011-0149.SH

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.

