

#62

Late Backup

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2025 EAST 7TH STREET IN THE HOLLY
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-
4 MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-
5 NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED
6 USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-
7 NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT.

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

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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 general commercial services-
14 mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-
15 CO-NP) combining district on the property described in Zoning Case No. C14-2012-0147,
16 on file at the Planning and Development Review Department, as follows:

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18 Lot 3, Block A, 7th and Martinez Subdivision, a subdivision in the City of Austin,
19 Travis County, Texas, according to the map or plat of record in Document No.
20 200800182 of the Official Public Records of Travis County, Texas (the
21 "Property"),

22
23 locally known as 2025 East 7th Street in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".

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

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

- 33
34 A. A site plan or building permit for the Property may not be approved, released,
35 or issued, if the completed development or uses of the Property, considered
36 cumulatively with all existing or previously authorized development and uses,
37 generate traffic that exceeds 2,000 trips per day.

1
2 B. The following uses are prohibited uses of the Property:
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| | |
|----------------------------------|--|
| Campground | Drop-off recycling collection facilities |
| Kennels | Convenience storage |
| Equipment sales | Construction sales and services |
| Custom manufacturing | Adult oriented businesses |
| Exterminating services | Pawn shop services |
| Automotive washing (of any type) | Commercial off street parking |
| Alternative financial services | Outdoor entertainment |

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

9
10 **PART 4.** The Property is subject to Ordinance No. 011213-44 that established the Holly
11 neighborhood plan combining district.

12
13 **PART 5.** This ordinance takes effect on _____, 2013.

14
15
16 **PASSED AND APPROVED**

17
18
19
20 _____ 2013

21
22 _____
23 Lee Leffingwell
24 Mayor

25 **APPROVED:**

26 _____
27 Karen M. Kennard
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

