

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2804 SOL WILSON AVENUE IN THE ROSEWOOD
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING
5 DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-
6 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-conditional overlay-
13 neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed
14 use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the
15 property described in Zoning Case No. C14-2013-0091, on file at the Planning and
16 Development Review Department, as follows:

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18 Block E, Outlot 14, Division B, Homewood Heights Subdivision, a subdivision in
19 the City of Austin, Travis County, Texas, according to the map or plat of record in
20 Plat Book 4, Page 230 of the Plat Records of Travis County, Texas (the
21 "Property"),

22
23 locally known as 2804 Sol Wilson Avenue in the City of Austin, Travis County, Texas,
24 and generally identified in the map attached as Exhibit "A".

25
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 maximum height, as defined by City Code, of a building or structure on the
3 Property may not exceed 40 feet in height.
4

5 C. The following uses are conditional uses of the Property:
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Exterminating services
Residential treatment
Kennels
Monument retail sales

Hotel-motel
Guidance services
Outdoor sports and recreation

7
8 D. The following uses are prohibited uses of the Property:
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Adult oriented business
Construction sales and services
Custom manufacturing
Laundry services
Service station
Campground
Convenience storage
Equipment repair services
Pawn shop services

Commercial off-street parking
Automotive washing (of any type)
Equipment sales
Maintenance and service facilities
Agricultural sales and services
Commercial blood plasma center
Drop-off recycling collection facility
Limited warehousing and distribution
Vehicle storage

10
11 Except as specifically restricted under this ordinance, the Property may be developed and
12 used in accordance with the regulations established for the general commercial services
13 (CS) base district, the mixed use combining district and other applicable requirements of
14 the City Code.
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16 **PART 4.** The Property is subject to Ordinance No. 020110-17 that established the
17 Rosewood neighborhood plan combining district.
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21
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23



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0091

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for leg engineering, or surveying purposes. It does not represent an on-the-ground survey and r presents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty i made by the City of Austin regarding specific accuracy or completeness.

