

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 2415 EAST STATE HIGHWAY 71 WESTBOUND
3 AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE
4 (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL
5 OVERLAY (CS-CO) 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 interim-rural residence (I-RR) district to general commercial
11 services-conditional overlay (CS-CO) combining district on the property described in
12 Zoning Case No. C14-2013-0115, on file at the Planning and Development Review
13 Department, as follows:
14

15 Lot 1, Ramsey-Reed Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Plat Book 69, Page 69 of
17 the Plat Records of Travis County, Texas (the "Property"),
18

19 locally known as 2415 East State Highway 71 Westbound in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "A".
21

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

- 25 A. A site plan or building permit for the Property may not be approved, released,
26 or issued, if the completed development or uses of the Property, considered
27 cumulatively with all existing or previously authorized development and uses,
28 generate traffic that exceeds 2,000 trips per day.
29
- 30 B. Adult-oriented business use is a prohibited use of the Property.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the general commercial services
34 (CS) base district and other applicable requirements of the City Code.
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

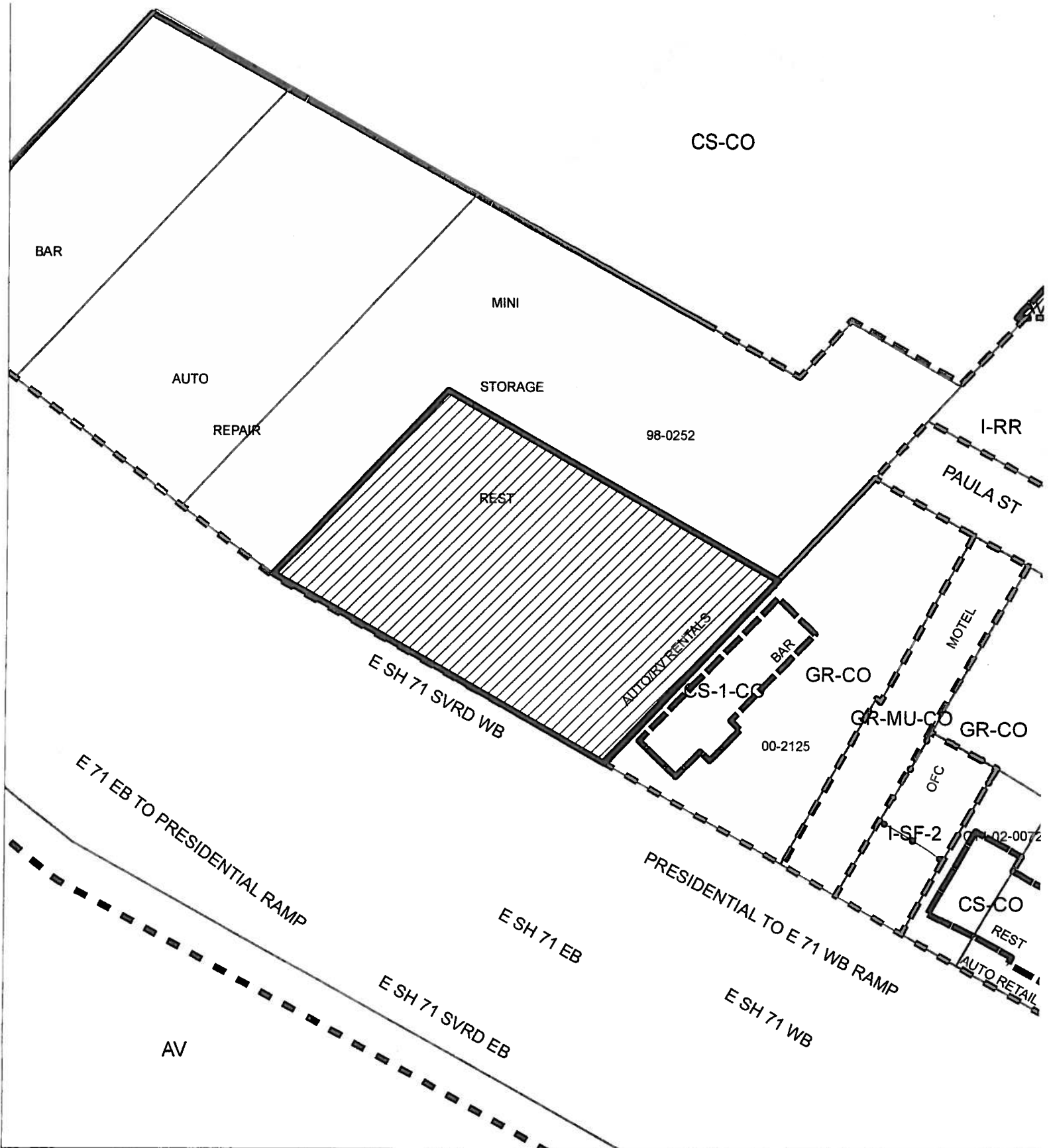
6 §
7 §
8 _____, 2013 § _____
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

10 Lee Leffingwell
11 Mayor
12

13 **APPROVED:** _____ **ATTEST:** _____
14

15 Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0115

1" = 100'

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 geograp by the City of Austin regarding specific accuracy or completeness.

Exhibit A

