

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2525 SOUTH IH 35 SERVICE ROAD NORTHBOUND FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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-neighborhood plan (GR-NP) district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0063, on file at the Planning and Zoning Department, as follows:

Lot 2C, Miracle Hills 2 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 13377, Pages 766 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2525 South IH 35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

**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. The following uses are not permitted uses of the Property:

Adult oriented businesses

Bail bond services

Agricultural sales

Building maintenance services

Campground  
Construction sales & services

Electronic prototype assembly  
Equipment repair services  
Kennels  
Monument retail sales  
Vehicle storage

Commercial blood plasma center  
Drop-off recycling collection  
facility  
Electronic testing  
Equipment sales  
Laundry services  
Pawn shop services  
Veterinary services

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- C. The maximum height of a building or structure is 40 feet above ground level.
- D. A vegetative buffer shall be provided and maintained along the east property line adjacent to the adjoining single family residential properties. Improvements permitted within the buffer zone are limited to native, evergreen trees, 3-3.5 inch caliper or 45 gallon container, planted a maximum of 25 feet apart, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance
- E. Any retaining walls or detention pond walls visible to the adjacent single family residential properties to the east shall have ivy/vines from the City of Austin's Grow Green list planted and shall be allowed to attach to the walls and cover the walls.
- F. An eight (8) feet high perimeter fence shall be constructed and maintained.

**PART 4.** The Property is subject to Ordinance No. 20061116-056 that established the East Riverside combined – Parker Lane neighborhood plan.

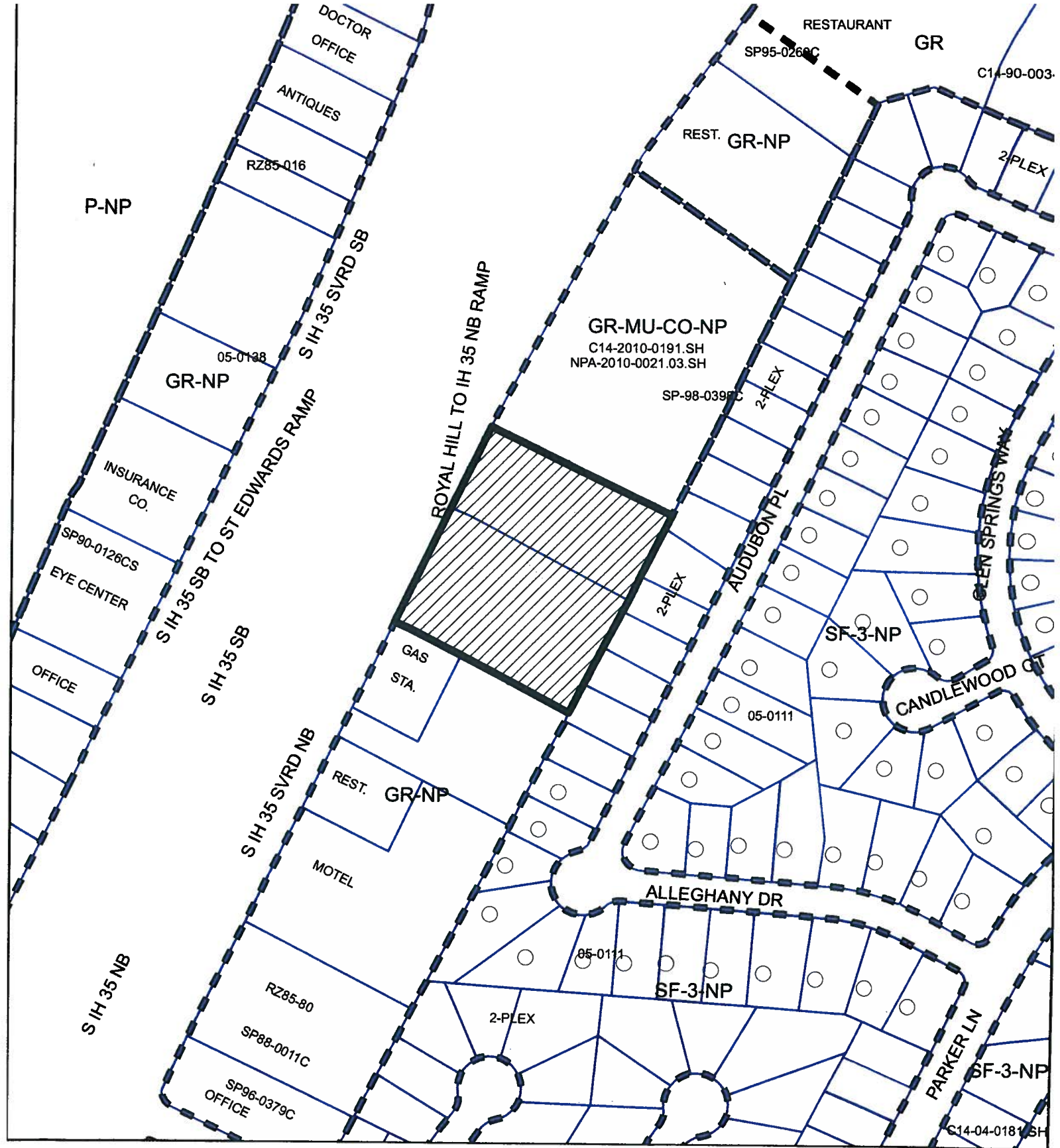
**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2015.





**PASSED AND APPROVED**

\_\_\_\_\_, 2015      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
Interim City Attorney              City Clerk




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## ZONING

Zoning Case: C14-2015-0063

1" = 200'

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.



Exhibit A