

ORDINANCE NO. 20170323-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3920 SOUTH INTERSTATE 35 SOUTHBOUND FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING 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 general office-neighborhood plan (GO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0105, on file at the Planning and Zoning Department, as follows:

Lot 2, Perry Addition, a subdivision in Travis County, Texas, as recorded in Volume 83, Page 150B of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3920 South Interstate 35 Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

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

A. The following uses are prohibited uses for the Property:

Adult-oriented businesses	Funeral services
Alternative financial services	Maintenance and service facilities
Bail bond services	Cemetery
Convenience storage	

B. Vehicle storage and recreational equipment maintenance and storage as accessory uses to convenience storage are prohibited on the Property.

C. A fence shall be provided and maintained along the southern property boundary to screen the commercial use from the adjacent properties.

D. 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.

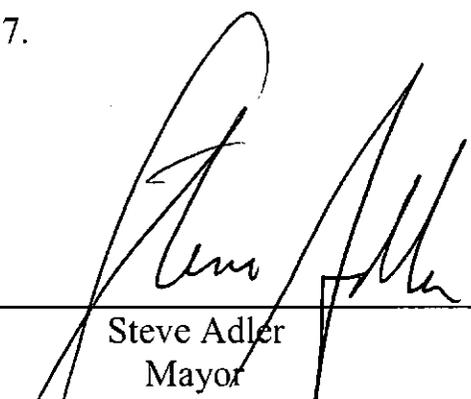
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 3, 2017.

PASSED AND APPROVED

March 23, 2017

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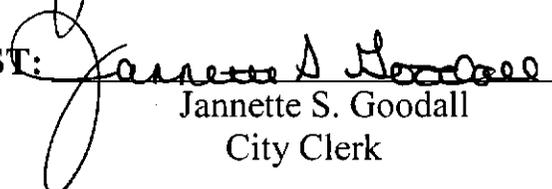
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

