

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12311 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) 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 interim single family residence standard lot (I-SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0083, on file at the Planning and Zoning Department, as follows:

Lot 1-B, resubdivision of Lot 1, Kruger Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 43, Page 46, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12311 Dessau Road 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. 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 prohibited uses on the Property:

Adult oriented businesses	Alternative financial services
Bail bond services	Commercial blood plasma center
Construction sales and services	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Exterminating services	Kennels
Laundry services	Limited warehousing and distribution

Pawn shop services
Vehicle storage

Transportation terminal

PART 3. 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 4. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018

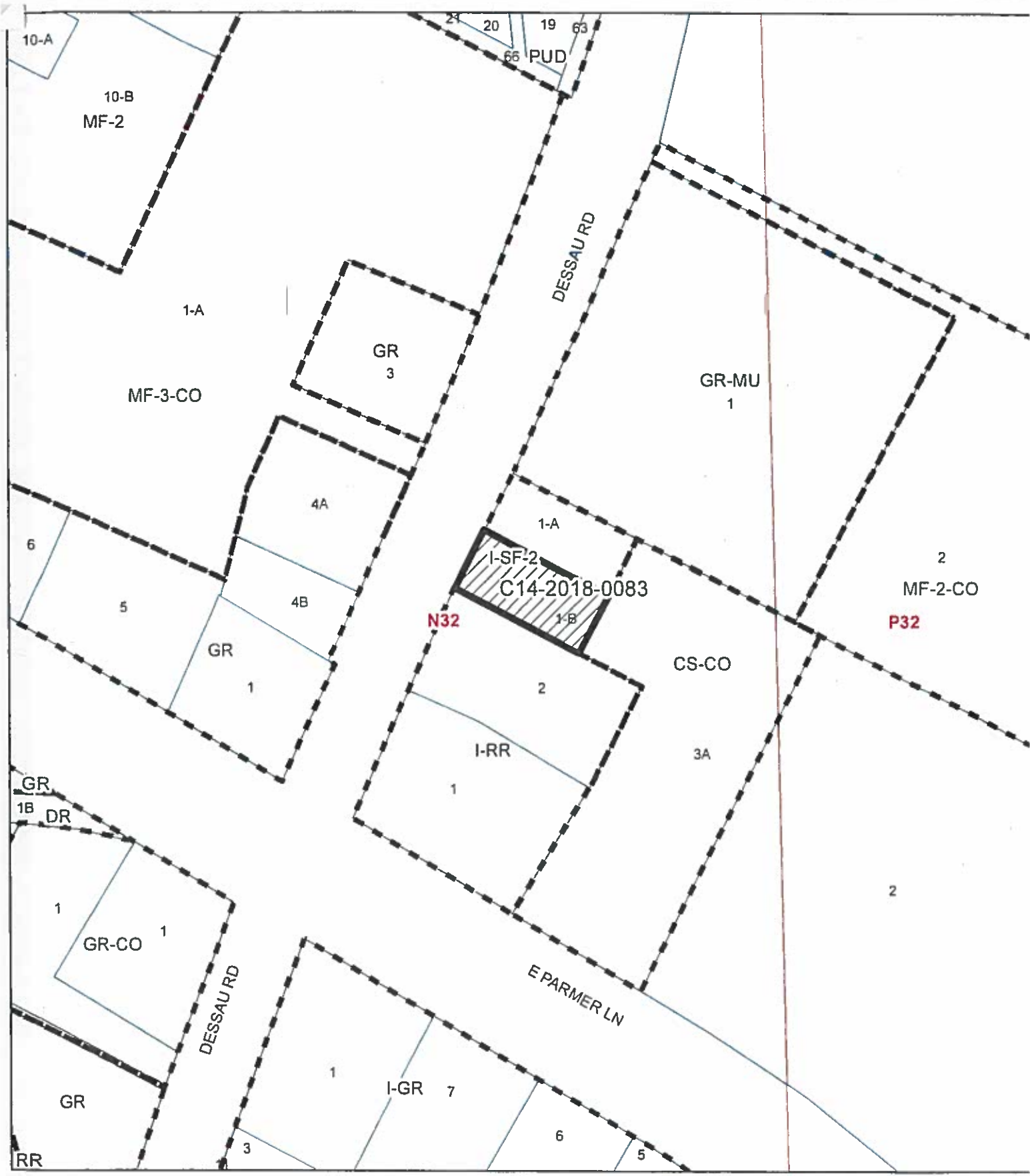
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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

A STAR SIGNS & PRINTING LLC

ZONING CASE#: C14-2018-0083
 LOCATION: 12311 DESSAU RD.
 SUBJECT AREA: 0.5220 ACRES
 GRID: N32
 MANAGER: HEATHER CHAFFIN

Exhibit A



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made.