

**ORDINANCE NO. 20181129-050**

**AN ORDINANCE ESTABLISHING INTIAL 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  
Bail bond services  
Construction sales and services  
Equipment repair services  
Exterminating services  
Laundry services  
Pawn shop services

Alternative financial services  
Commercial blood plasma center  
Drop-off recycling collection facility  
Equipment sales  
Kennels  
Limited warehousing and distribution  
Transportation terminal

Vehicle storage

**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 December 10, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, November 29, 2018

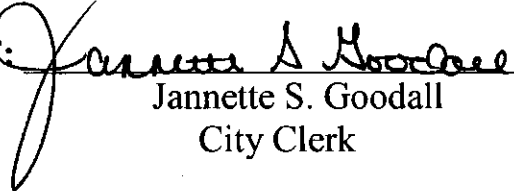
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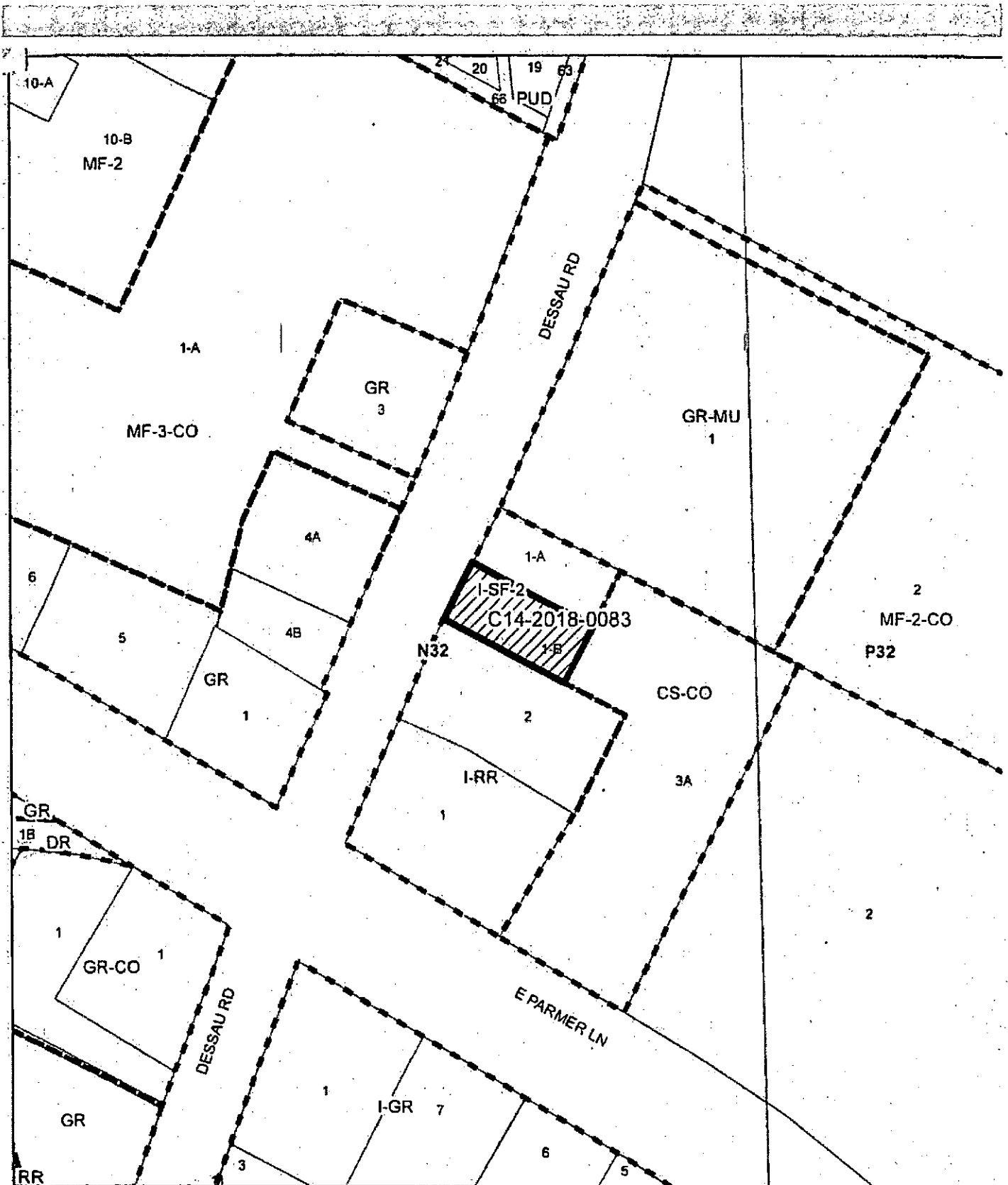
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

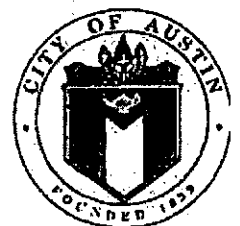
**ATTEST:**

  
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Jannette S. Goodall  
City Clerk



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

**A STAR SIGNS & PRINTING LLC**  
 ZONING CASE#: C14-2018-0083  
 LOCATION: 12311 DESSAU RD. Exhibit A  
 SUBJECT AREA: 0.5220 ACRES  
 GRID: N32  
 MANAGER: HEATHER CHAFFIN



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.