

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13609 NORTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2018-0116, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Resubdivision of Lot 2A, Block A, Amendment of Lots 2 and 3, Block A, Scofield Ranch Retail Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100334, Official Public Records of Travis County, Texas (the "Property"),

locally known as 13609 North IH-35 Service Road Northbound 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 the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering Consultants, Inc., dated April 2000, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Development Services Department ("memorandum") dated October 10, 2000. The TIA and memorandum shall be kept on file at the Development Services Department.

1 B. The following uses are prohibited uses on the Property:
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Adult-oriented businesses	Agricultural sales and services
Art workshop	Building maintenance services
Campground	Commercial blood plasma center
Electronic prototype assembly	Equipment repair services
Equipment sales	Kennels
Laundry services	Monument retail sales
Vehicle storage	Veterinary services
Limited warehousing and distribution	Maintenance and service facilities
Transitional housing	Custom manufacturing

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4 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
5 developed and used in accordance with the regulations established for the general
6 commercial services (CS) base district and other applicable requirements of the City Code.
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8 **PART 4.** This ordinance takes effect on _____, 2019.
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10 **PASSED AND APPROVED**

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12 §
13 §
14 §

_____, 2019

Steve Adler
Mayor

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19 **APPROVED:** _____ **ATTEST:** _____

20 Anne L. Morgan
21 City Attorney
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Jannette S. Goodall
City Clerk



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