

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8900 SOUTH CONGRESS AVENUE 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. C14-2018-0118, on file at the Planning and Zoning Department, as follows:

Lots 1, 2 and 3, Pence Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record thereof, as recorded in Document No. 201700119, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8900 South Congress Avenue 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. Vehicular access to and from the Property to Cullen Lane is prohibited until the required road improvements outlined in the memorandum dated March 13, 2019, from the Transportation Review Section of the Development Services Department, are completed. Until such time as the road improvements are made to Cullen Lane, all vehicular access to the Property shall be through other adjacent public streets or through other adjacent property.

B. The following uses are prohibited uses on the Property:

Campground
Pawn shop services

Kennels
Vehicle storage

1 C. Any driveway on the Property shall be designed in a way that prohibits direct
2 access from South Congress Avenue to Cullen Lane.
3

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) district and other applicable requirements of the City Code.
7

8 **PART 4.** This ordinance takes effect on _____, 2019.
9

10 **PASSED AND APPROVED**

11
12 §
13 §
14 _____, 2019 § _____
15 Steve Adler
16 Mayor
17

18
19 **APPROVED:** _____ **ATTEST:** _____
20 Anne L. Morgan Jannette S. Goodall
21 City Attorney City Clerk
22

Created: 3/18/2019