ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3427 JEFFERSON STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0137, on file at the Housing and Planning Department, as follows:

Lot 18, GLENVIEW ADDITION, City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 109, Plat Records of Travis County, Texas, (the "Property"),

locally known as 3427 Jefferson Street 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 on the Property:

Agricultural sales and services
Automotive repair services
Automotive washing (of any type)

Automotive rentals
Automotive sales
Bail bond services

Campground Commercial blood plasma center

Construction sales and services

Equipment repair services

Equipment sales

Equipment sales

Exterminating services Indoor crop production
Kennels Limited warehousing and

distribution

Maintenance and service facilities Outdoor sports and recreation

Pawn shop services Plant nursery

Service station Vehicle storage

Transportation terminal

- Chapter 25-2, Subchapter E, Article 2, Section 2.2.2.B.1. (*Planting Zone*), (B) Section 2.2.2.B.2. (Clear Zone), Section 2.2.2.B.3. (Utilities) and Section 2.2.2.B.4 (Alternative Requirements for Shallow Lot Core Transit Corridors) shall apply to the Property located along Glenview Street.
- (C) Chapter 25-2, Subchapter E, Article 2, Sections 2.2.2.B.1.b (*Planting Zone*) shall apply to the Property located along Jefferson Street.
- (D) Open space and planting zones shall require continuous planting beds with 4" shade trees planted as permissible on the Property located along Glenview Street and Jefferson Street.

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

PART 4. The Property is subject to Ordinance No. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

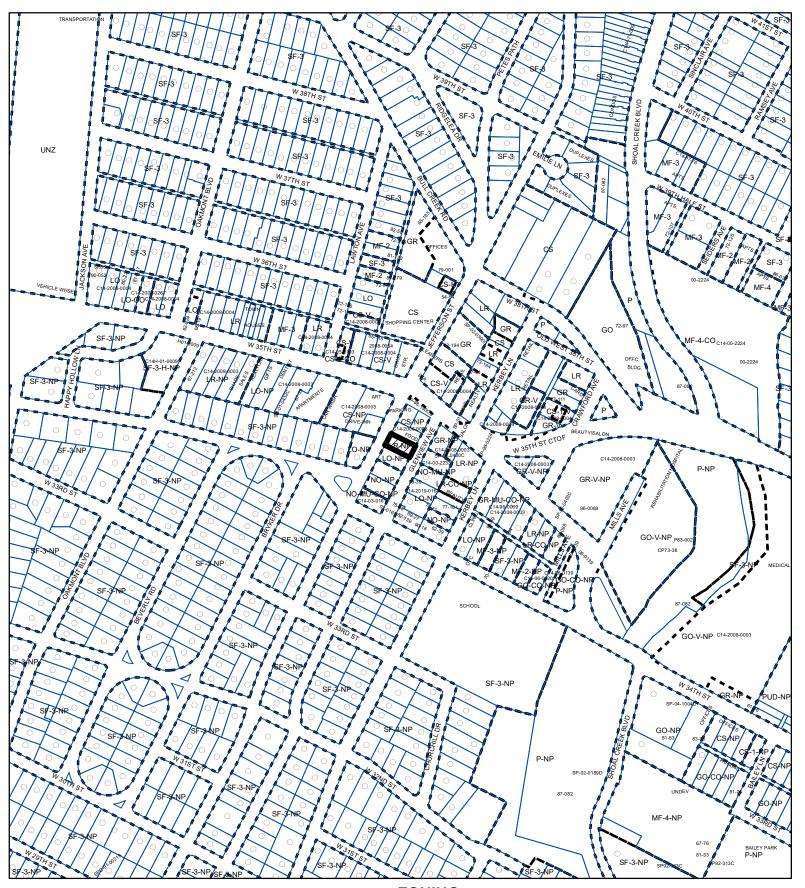
PART 5. This ordinance takes effect on	, 2022.
PASSED AND APPROVED	
§	
2022	

APPROVED: ATTEST:

Anne L. Morgan City Attorney

Myrna Rios City Clerk

Steve Adler Mayor







PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0137



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 8/26/2021