

ORDINANCE NO. 20050728-Z001

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE 10900-10915 BLOCK OF SOUTH IH-35 SERVICE ROAD NORTHBOUND, REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-04-0114, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim rural residence (I-RR) district and multifamily residence low density-conditional overlay (MF-2-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

An 8.141 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From interim rural residence (I-RR) district and multifamily residence low density-conditional overlay (MF-2-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district.

A 4.678 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as the property located at the 10900-10915 block of south IH-35 service road northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A loading facility on Tract One is prohibited within 50 feet of the east property line adjacent to an existing single family residential area.

2. The following uses are prohibited uses of Tract One:

Automotive rentals	Bail bond services
Counseling services	Custom manufacturing
Drop-off recycling collection facility	Exterminating services
Guidance services	Indoor entertainment
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Theater
Residential treatment	Urban farm

3. The following uses are prohibited uses of Tract Two:

Agricultural sales and services	Automotive rentals
Bail bond services	Campground
Commercial blood plasma center	Counseling services
Custom manufacturing	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Exterminating services	Guidance services
Indoor entertainment	Kennels
Maintenance and service facilities	Monument retail sales
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Theater
Residential treatment	Urban farm
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

4. The following uses are conditional uses of Tract One and Tract Two:

Automotive sales	Automotive repair services
Automotive washing (of any kind)	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

July 28, 2005

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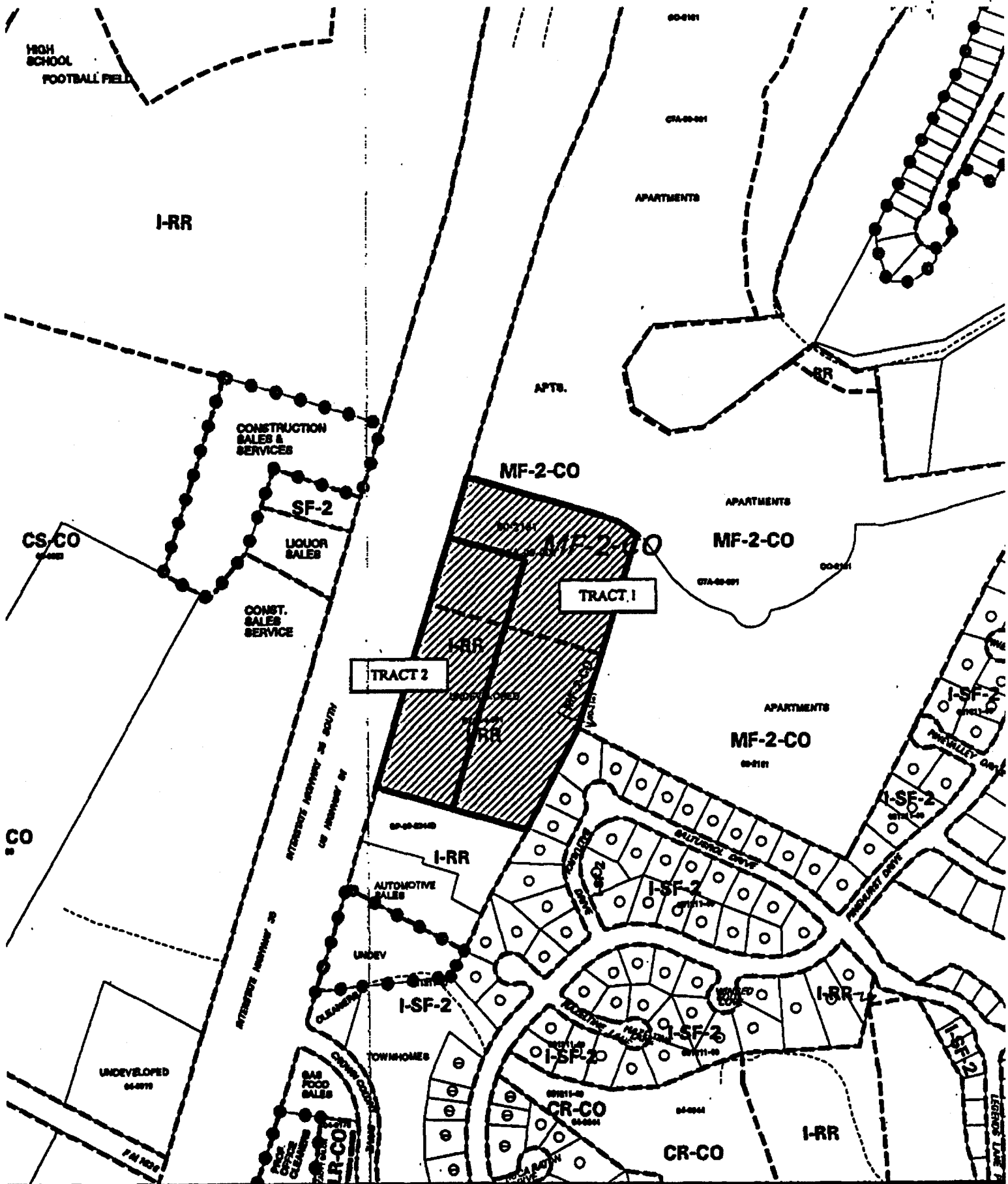
Will Wynn
Will Wynn
Mayor


APPROVED:


David Allan Smith
David Allan Smith
City Attorney


ATTEST:


Shirley A. Brown
Shirley A. Brown
City Clerk





SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR: W. WALSH

ZONING EXHIBIT C

CASE #: C14-04-0114
ADDRESS: 10900-10915 BLK S I 35
SVC BD NR
SUBJECT AREA (acres): 12.802

DATE: 05-07
INTLS: SM

CITY GRID REFERENCE NUMBER
F11-12