

ORDINANCE NO. 020110-Z-5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1201, 1219, AND 1221 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in File C14-01-0136, as follows:

Lot 1A, Commercial Square Resubdivision Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 47, Page 47, of the Plat Records of Travis County, Texas, and

Lots 1, 2, 3, and 4, Templer Lots Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 778, Page 238, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1201, 1219, and 1221 South Lamar Boulevard, in the City of Austin, Travis County, Texas, and 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:

1. 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.
2. Impervious cover is prohibited within a five foot wide area from the southeast corner of the property north for a length of 20 feet, a total of 100 square feet.

3. The following uses are prohibited uses of the Property:

Agricultural sales and services
Campground
Construction sales and services
Equipment sales
Laundry service
Plant nursery
Adult oriented businesses
Automotive repair services
Automotive washing (of any type)

Building maintenance services
Commercial blood plasma center
Convenience storage
Kennels
Monument retail sales
Vehicle storage
Automotive sales
Automotive rentals
Pawn shop services

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 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on January 21, 2002.

PASSED AND APPROVED

January 10, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED: *Sedora Jefferson*
Sedora Jefferson
City Attorney

ATTEST: *Shirley A. Brown*
Shirley A. Brown
City Clerk

