

ORDINANCE NO. 20060406-052

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1109 SOUTH LAMAR BOULEVARD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-05-0137, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 19, 20, 21, and 22, Block 18, South Heights Addition, an addition in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 1, Page 112, of the Plat Records of Travis County, Texas, Save and Except a portion of the lots conveyed to the City of Austin by deed recorded in Volume 529, Pages 20-21, and by deed recorded in Volume 530, Pages 186-187, of the Deed Records of Travis County, Texas, and being the same property conveyed to B.H. Reissig, et al, by deed recorded in Volume 831, Page 247, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 1109 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 liquor sales use is a prohibited use of the Property.
2. 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.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 17, 2006.

PASSED AND APPROVED

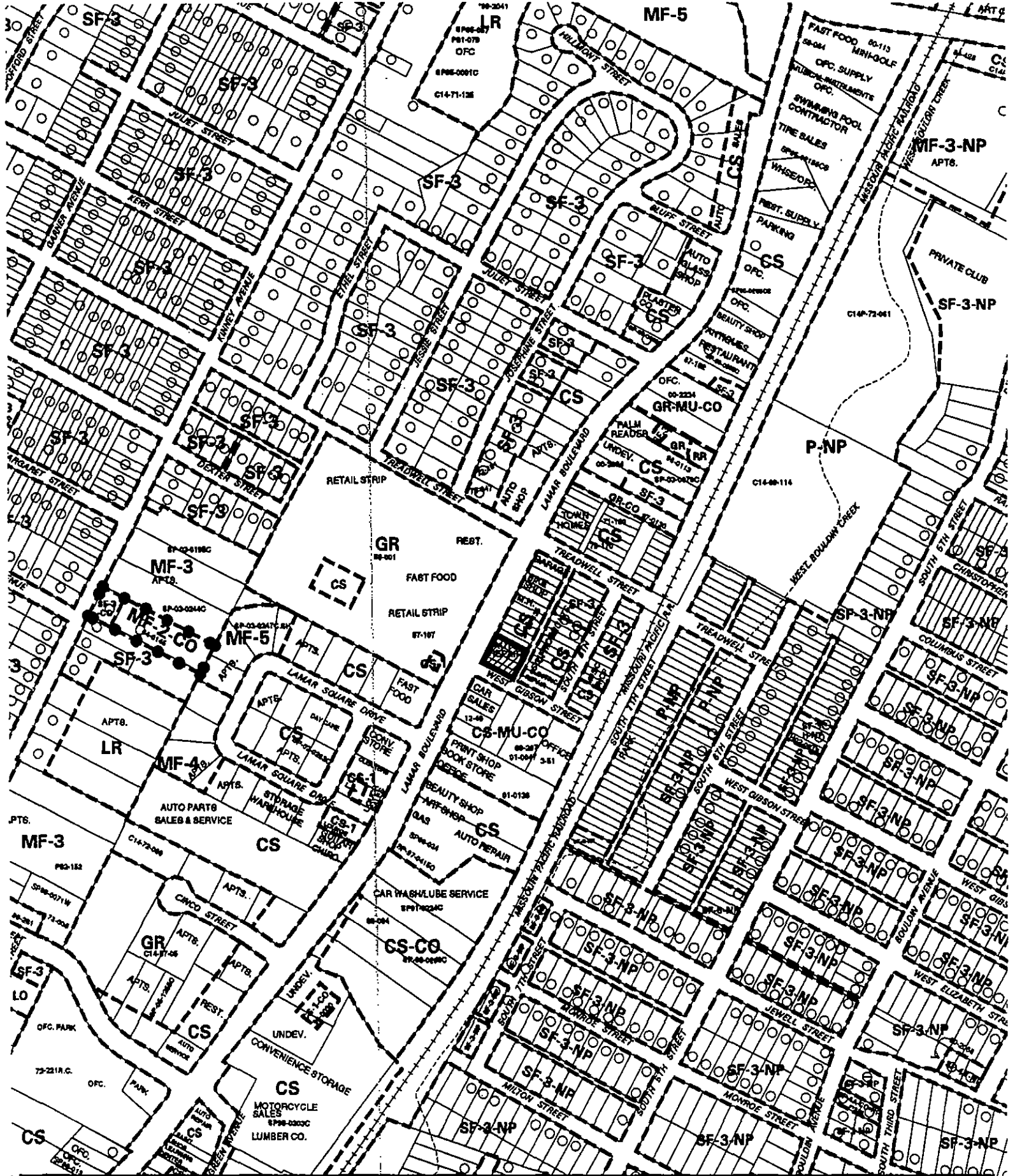
April 6, 2006

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Will Wynn
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
Shirley A. Gentry
City Clerk



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: R.HEIL

CASE #: C14-05-0137
ADDRESS: 1109 S LAMAR BLVD
SUBJECT AREA (acres): 0.287

ZONING EXHIBIT A

DATE: 05-08
 INTLS: SM

CITY GRID REFERENCE NUMBER
 H21