

ORDINANCE NO. 20070301-051

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1900 BARTON SPRINGS ROAD FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT AND 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 limited office-conditional overlay (LO-CO) combining district and 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. C14-05-0189, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.96 acre tract of land, more or less, out of and part of Lot 3 of the S. W. Goodrich Estate of the Isaac Decker League, in the City of Austin, Travis County, more particularly described in a deed of record in Document No. 2001158144 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1900 Barton Springs Road, 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:

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

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive washing (of any type)
Bail bond services	Commercial blood plasma center
Commercial off-street parking	Convenience storage
Pawn shop services	Vehicle storage
Recreational equipment maintenance and storage	Scrap and salvage
	Service station

- B. A non-residential use of the Property may not exceed 10,000 square feet of gross floor area.
- C. 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 650 trips per day.

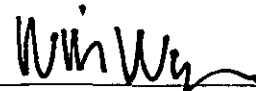
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 12, 2007.

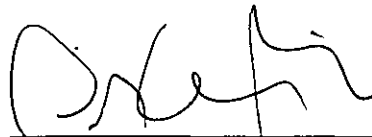
PASSED AND APPROVED

March 1, 2007


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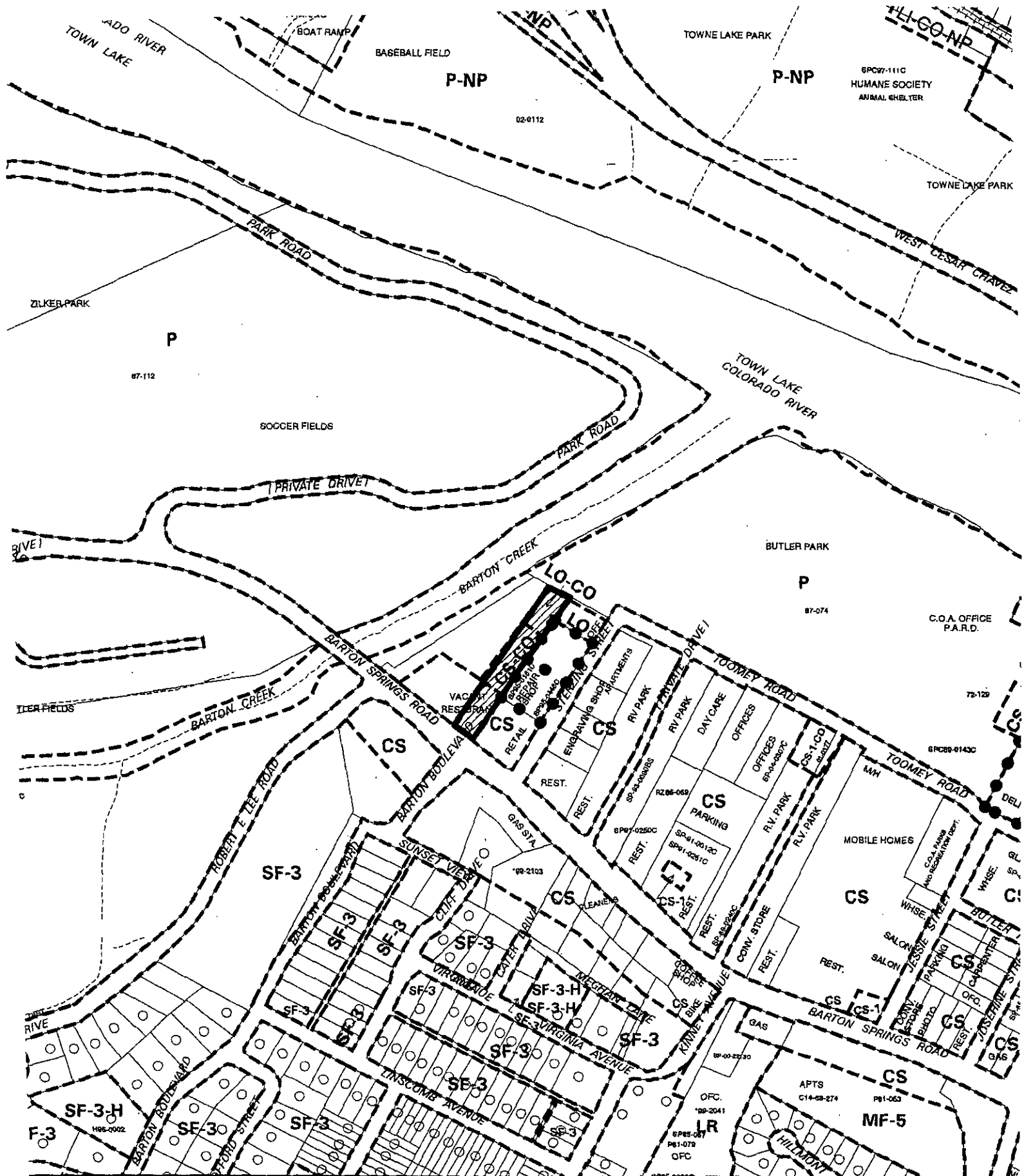

Will Wynn
Mayor




APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
City Clerk



N
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: R. HEIL
 = 400'

ZONING EXHIBIT A

CASE #: C14-05-0189
ADDRESS: 1900 BARTON SPRINGS RD
SUBJECT AREA (acres): 0.960

DATE: 05-10
 INTLS: SM

CITY GRID REFERENCE NUMBER
H22