

ORDINANCE NO. 20070301-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 404 STERZING STREET FROM GENERAL COMMERCIAL SERVICES (CS) 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 general commercial services (CS) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0186, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.5122 acre tract of land, more or less, out of the Isaac Decker League Survey, being a portion of the Ferris and Saad Addition in the City of Austin, more particularly described by field notes in a deed of record in Document No. 20005090340 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 404 Sterzing Street, 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:

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|---|----------------------------------|
| 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.

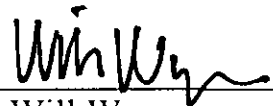
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

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

PASSED AND APPROVED

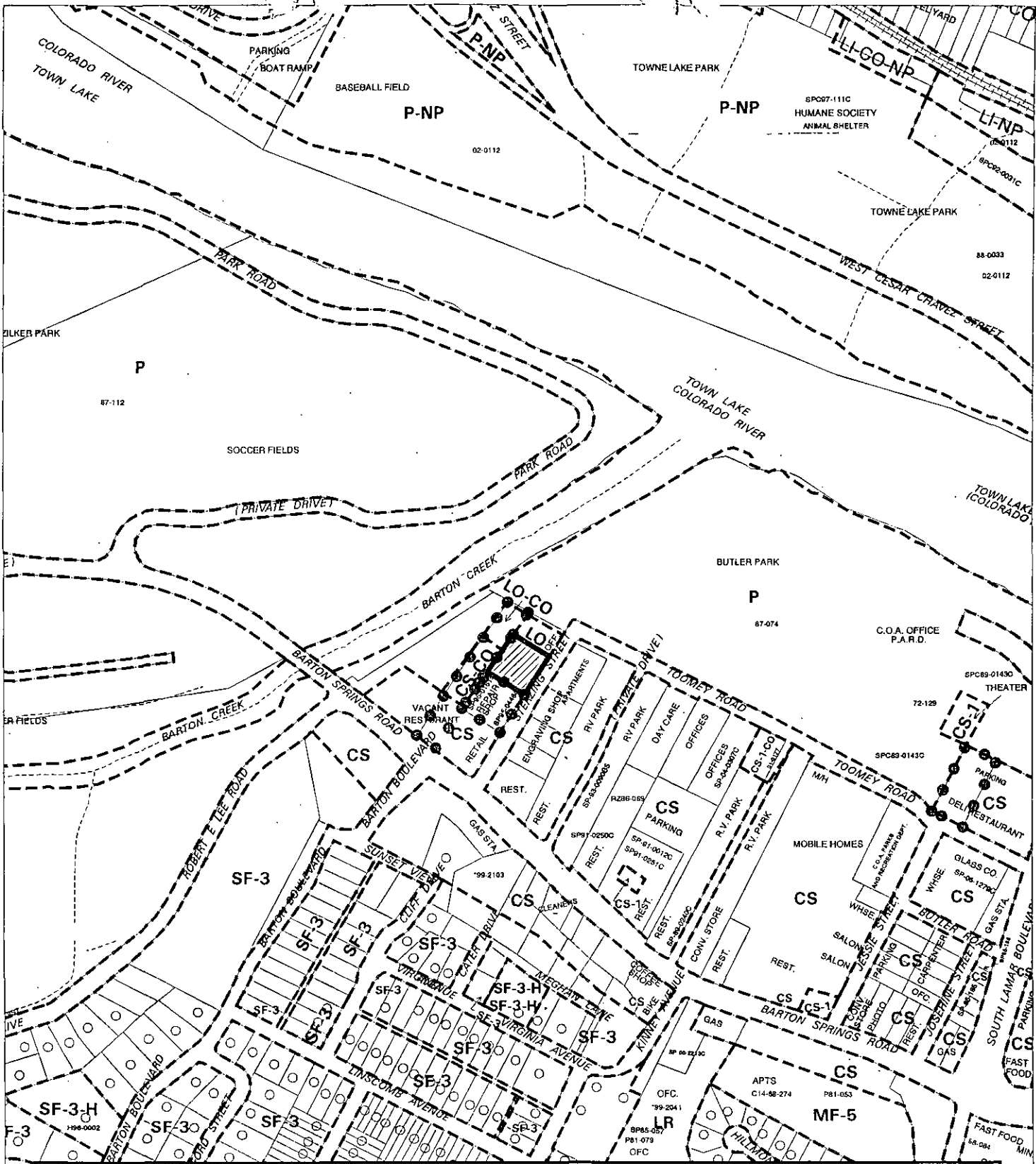
March 1, 2007

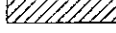


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Will Wynn
Mayor

APPROVED: 
David Allan Smith
City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk



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

CASE #: C14-05-0186
 ADDRESS: 404 STERZING
 SUBJECT AREA (acres): 0.510

ZONING EXHIBIT A

DATE: 05-10
 INTLS: SM

CITY GRID REFERENCE NUMBER
 H22