ORDINANCE NO. ________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 7101 BLUFF SPRINGS ROAD FROM SINGLE
FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO)
COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-
CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO
NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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 single family residence small lot-conditional overlay (SF-4A-
CO) combining district and neighborhood commercial-conditional overlay (LR-CO)
combining district to neighborhood commercial-conditional overlay (LR-CO) combining
district on the property described in Zoning Case No. C14-2013-0060, on file at the
Planning and Development Review Department, as follows:

Lot 47, Block A, Amended Plat of Meadows at Bluff Springs Subdivision, a
subdivision in the City of Austin, Travis County, Texas according to the map or
plat in Document No. 200300218 of the Official Public Records of Travis County,
Texas (the “Property”),

locally known as 7101 Bluff 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. 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.

B. Drive-in service is prohibited as an accessory use to commercial uses.
Except as specifically restricted under this ordinance, the Property may be developed and
used in accordance with the regulations established for the neighborhood commercial (LR)
base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on __________________________, 2013.

PASSED AND APPROVED

_________________________, 2013

Lee Leffingwell
Mayor

APPROVED: ___________________________

Karen M. Kennard
City Attorney

ATTEST: ___________________________

Jannette S. Goodall
City Clerk

Draft 10/2/2013
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COA Law Department