

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5101 EAST OLTORF STREET IN THE EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) 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 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0080, on file at the Planning and Zoning Department, as follows:

Lot 1, Block B, Skyline Austin, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200200105, Plat Records of Travis County, Texas (the "Property"),

locally known as 5101 East Oltorf Street in the City of Austin, Travis County, Texas, 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 not permitted uses on the Property:

- |                                |                                    |
|--------------------------------|------------------------------------|
| Adult oriented businesses      | Agricultural sales and services    |
| Building maintenance services  | Campground                         |
| Commercial blood plasma center | Construction sales and services    |
| Equipment repair services      | Equipment sales                    |
| Food sales                     | Maintenance and service facilities |
| Restaurant (general)           | Restaurant (limited)               |
| Service station                | Vehicle storage                    |

1 B. Drive-in service is prohibited as an accessory use to commercial uses on the  
2 Property.  
3

4 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
5 developed and used in accordance with the regulations established for the general  
6 commercial services (CS) base district and other applicable requirements of the City Code.  
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8 **PART 4.** The Property is subject to Ordinance No. 20061116-056 that established zoning  
9 for the Parker Lane Neighborhood Plan.

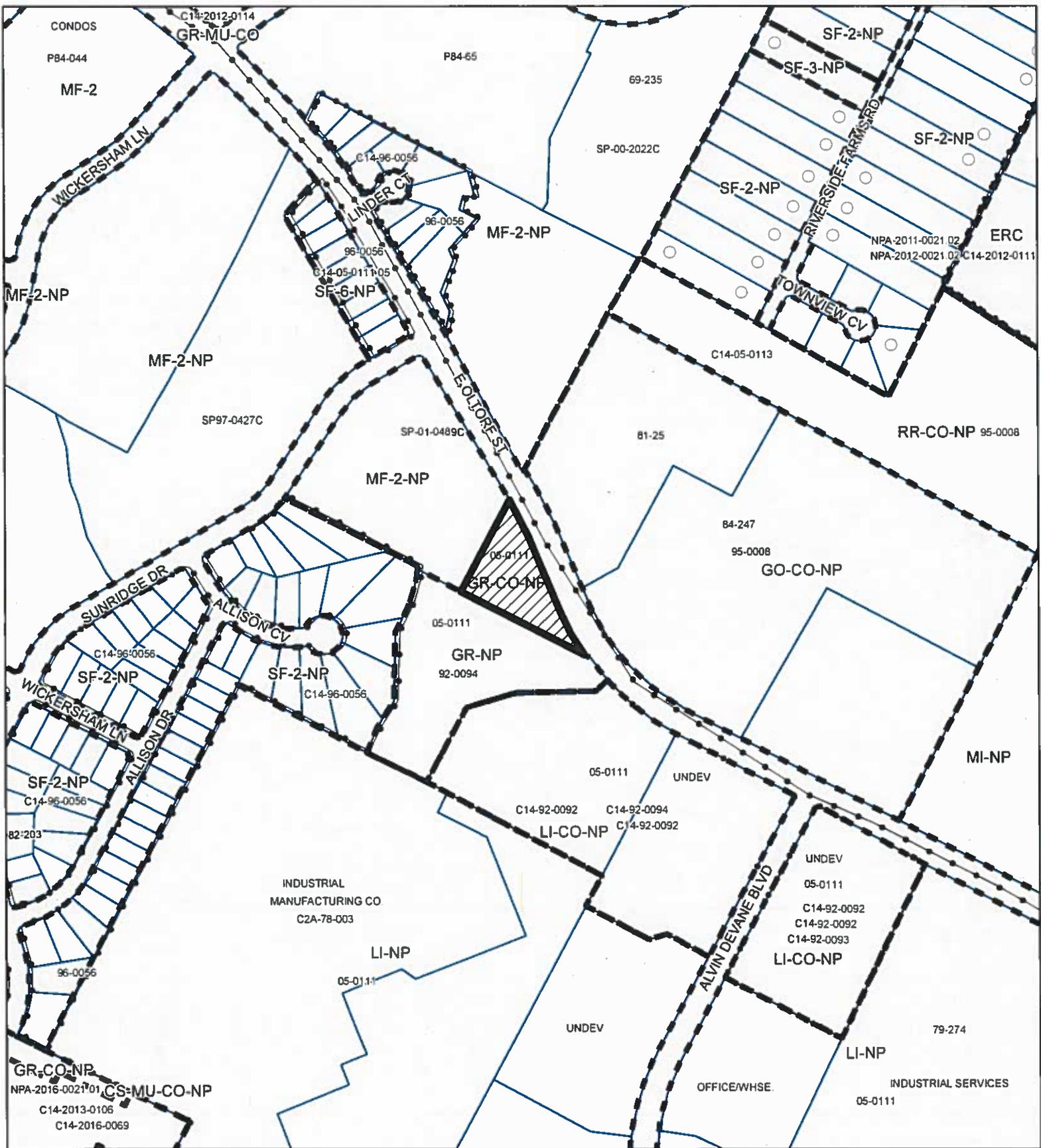
10 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2019.

11 **PASSED AND APPROVED**

12  
13  
14  
15 §  
16 §  
17 \_\_\_\_\_, 2019 § \_\_\_\_\_

18 Steve Adler  
19 Mayor

20  
21  
22 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
23 Anne L. Morgan Jannette S. Goodall  
24 City Attorney City Clerk  
25



**ZONING CASE: C14-2018-0080**

**EXHIBIT "A"**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

