

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711, 2713, 2715 AND 2717 MANOR ROAD AND 2204 CURTIS AVENUE IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-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 family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0105, on file at the Planning and Zoning Department, as follows:

Lots 6, 7, 8, 9, and 10, Block 1, Austin Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 153 of the Plat Records of Travis County, Texas,

locally known as 2711, 2713, 2715 and 2717 Manor Road and 2204 Curtis Avenue 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
Automotive washing (of any type)	Campground
Commercial blood plasma center	Commercial off-street parking
Construction sales and services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Laundry service	Limited warehousing and distribution

Maintenance and service
facilities
Service station

Pawn shop services
Vehicle storage

B. The following uses are conditional uses of the Property:

Automotive sales
Guidance services
Kennels
Outdoor sports and recreation

Exterminating services
Hotel-motel
Monument retail sales
Residential treatment

PART 3. 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 4. The Property is subject to Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 §
 §
 §
 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



ZONING

ZONING CASE#: C14-2019-0105

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.

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