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ORDINANCE NO.	
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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 Campground type)

Construction sales and services Convenience storage

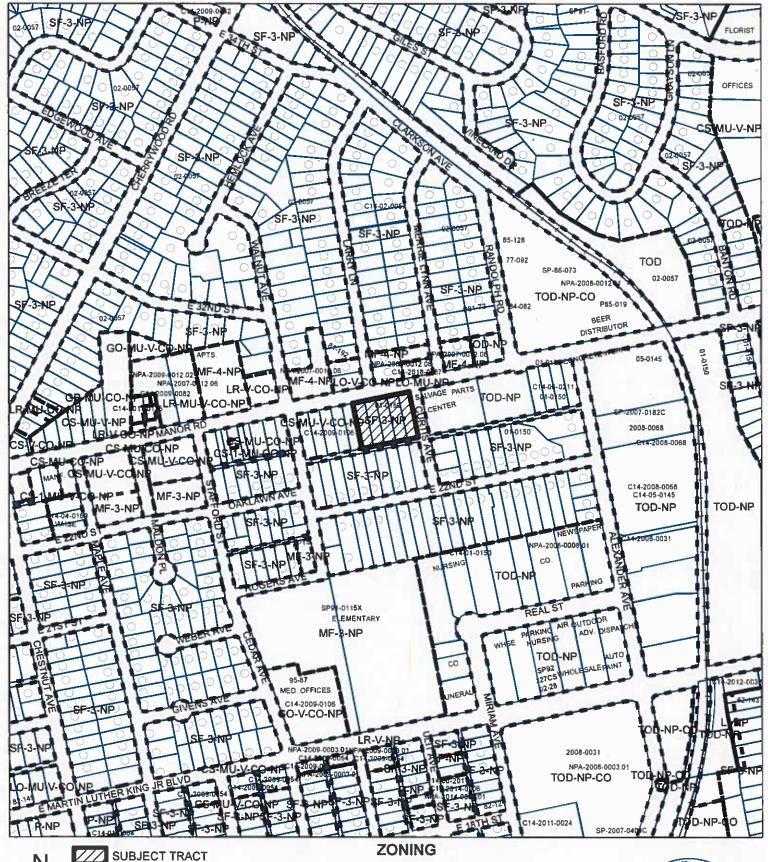
Custom manufacturing Drop-off recycling collection facility Equipment repair services Equipment sales

Laundry service Equipment sales

Limited warehousing and distribution

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	faintenance and service acilities	Pawn shop services
S	ervice station	Vehicle storage
B. Th	e following uses are condition	onal uses of the Property:
A	utomotive sales	Exterminating services
C	uidance services	Hotel-motel
K	ennels	Monument retail sales
C	outdoor sports and recreation	Residential treatment
	·	ted under this ordinance, the Property may be the the regulations established for the general
-		l other applicable requirements of the City Code.
PART 4. The	ervices (CS) base district and	l other applicable requirements of the City Code.
PART 4. The the Rosewood	ervices (CS) base district and Property is subject to Ordin	l other applicable requirements of the City Code.
PART 4. The the Rosewood PART 5. The	ervices (CS) base district and e Property is subject to Ordinal d Neighborhood Plan.	I other applicable requirements of the City Code.  nance No. 020110-17 that established zoning for
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PENDING CASE

ZONING CASE#: C14-2019-0105

**ZONING BOUNDARY** 

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.

1 " = 400 ' .

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.



Created: 10/9/2019