ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6412 ED BLUESTEIN BOULEVARD IN THE UNIVERSITY HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-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-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0142, on file at the Planning and Zoning Department, as follows:

> Lot 59, A.I.S.D. Loyola Lane Final Plat, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 201900170, Plat Record of Travis County, Texas (the "Property"),

locally known as 6412 Ed Bluestein Boulevard 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:

Automotive rentals	Automotive repair services
Automotive sales	Bail bond services
Commercial off-street parking	Custom manufacturing
Drop-off recycling collection facility	Exterminating services
Pawn shop services	Research services
Residential treatment	Telecommunications tower

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20070809-056 that established zoning for the University Hills Neighborhood Plan.

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

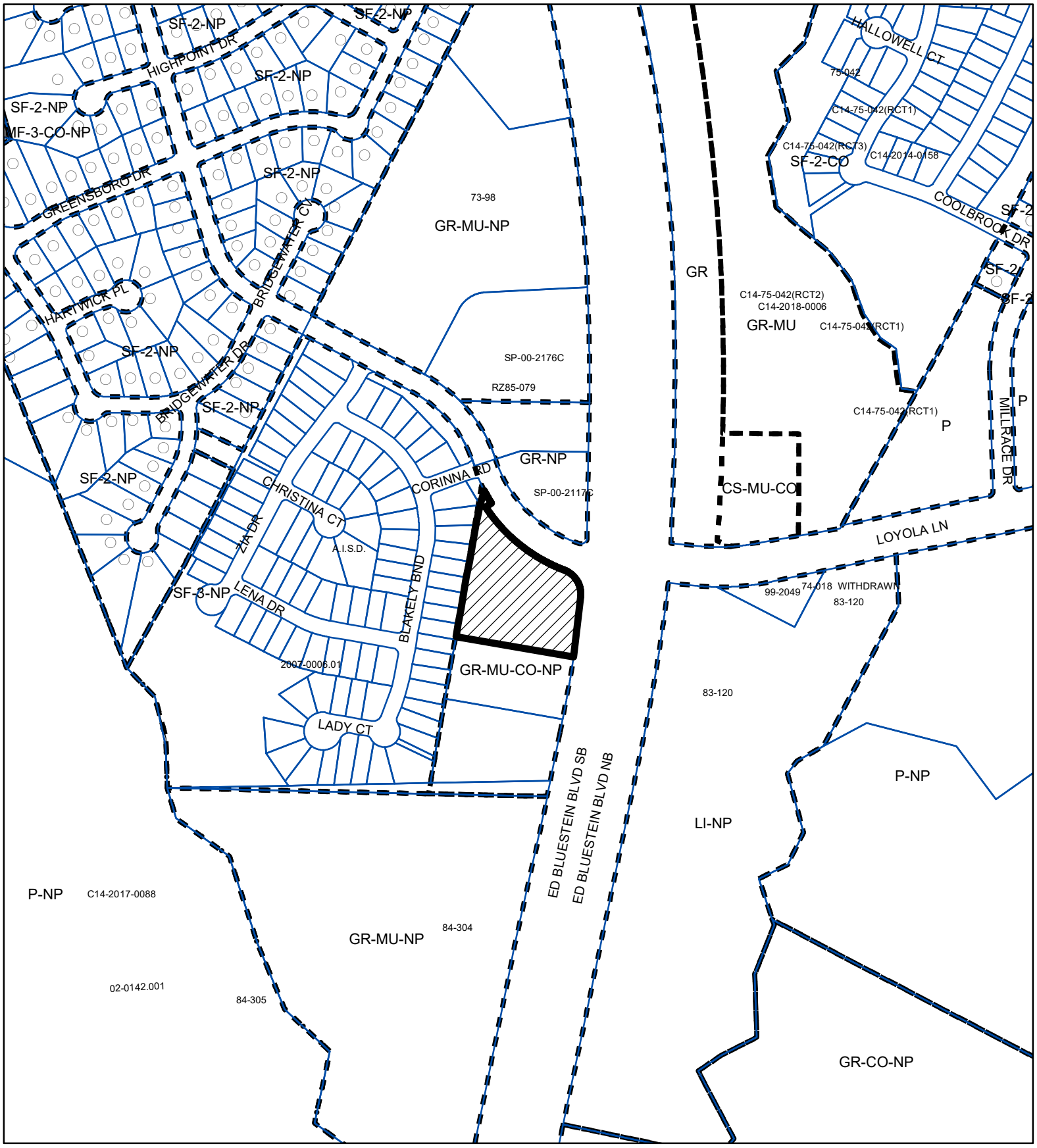
PASSED AND APPROVED

§
§
_____, 2020 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DRAFT



ZONING

ZONING CASE#: C14-2019-0142

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

Exhibit A

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.

Created: 1/16/2020