ORDINANCE NO. 20200206-069

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:

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Not Permitted Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Automotive rentals</td>
<td>Automotive repair services</td>
</tr>
<tr>
<td>Automotive sales</td>
<td>Bail bond services</td>
</tr>
<tr>
<td>Commercial off-street parking</td>
<td>Custom manufacturing</td>
</tr>
<tr>
<td>Drop-off recycling collection facility</td>
<td>Exterminating services</td>
</tr>
<tr>
<td>Pawn shop services</td>
<td>Research services</td>
</tr>
<tr>
<td>Residential treatment</td>
<td>Telecommunications tower</td>
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</tbody>
</table>
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 February 17, 2020.

PASSED AND APPROVED

February 6, 2020

Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk
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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