

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 7001 BLUFF SPRINGS ROAD FROM GENERAL**
3 **COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING**
4 **DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL**
5 **OVERLAY (CS-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services-conditional overlay (CS-CO)
11 combining district to general commercial services-conditional overlay (CS-CO) combining
12 district on the property described in Zoning Case No. C14-2011-0127, on file at the
13 Planning and Development Review Department, as follows:

14
15 Lot 1 and 2, Block A, Bluff Springs Commercial Subdivision, a subdivision in the
16 City of Austin, Travis County, Texas, according to the map or plat of record in Plat
17 Book 98, Pages 293 and 294 of the Plat Records of Travis County, Texas (the
18 "Property"),

19
20 locally known as 7001 Bluff Springs Road in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

25
26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.

30
31 B. The following uses are prohibited uses of the Property:

32
Agricultural sales and services
Automotive repair services
Building maintenance services
Campground
Commercial off-street parking

Automotive rentals
Automotive sales
Business or trade school
Commercial blood plasma center
Communications services

Construction sales and services
Electronic prototype assembly
Equipment sales
Funeral services
Indoor entertainment
Kennels
Outdoor sports and recreation
Research services
Vehicle storage

Drop-off recycling collection facility
Equipment repair services
Exterminating services
Hotel-motel
Indoor sports and recreation
Monument retail sales
Pawn shop services
Theater
Veterinary services

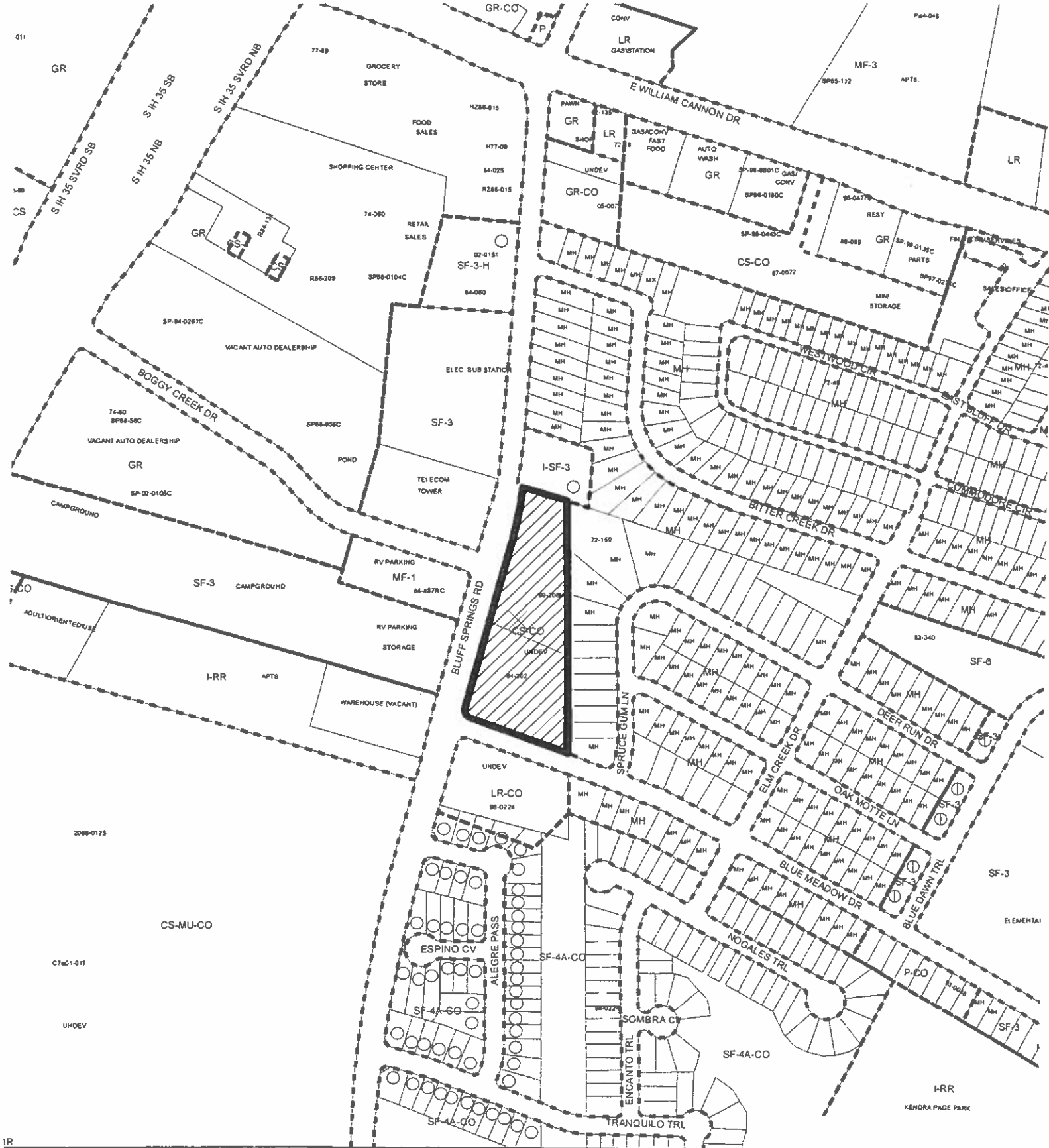
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.




PART 3. This ordinance takes effect on _____, 2012.

PASSED AND APPROVED

_____, 2012 § _____
 § _____
 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk



- ZONING**
-  SUBJECT TRACT
 -  PENDING CASE
 -  ZONING BOUNDARY

ZONING CASE#: C14-2011-0127

Exhibit A



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