

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7101 BLUFF SPRINGS ROAD FROM SINGLE FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT AND NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) 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 single family residence small lot-conditional overlay (SF-4A-CO) combining district and neighborhood commercial-conditional overlay (LR-CO) combining district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2013-0060, on file at the Planning and Development Review Department, as follows:

Lot 47, Block A, Amended Plat of Meadows at Bluff Springs Subdivision, a subdivision in the City of Austin, Travis County, Texas according to the map or plat in Document No. 200300218 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 7101 Bluff Springs Road in the City of Austin, Travis County, Texas, and 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Drive-in service is prohibited as an accessory use to commercial uses.

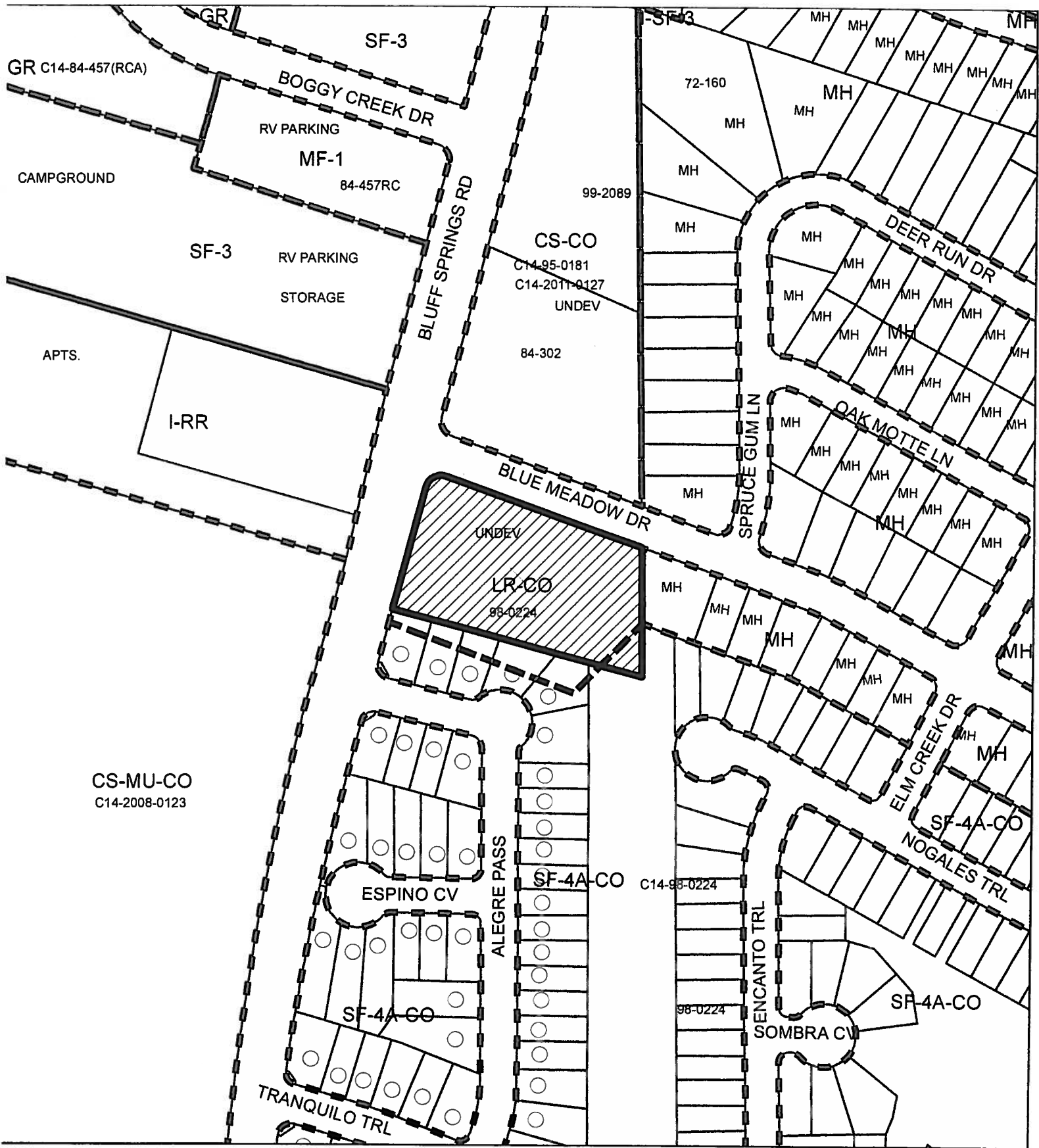
1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the neighborhood commercial (LR)
3 base district and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2013.
6

7 **PASSED AND APPROVED**
8

9
10 §
11 §
12 _____, 2013 § _____
13 Lee Leffingwell
14 Mayor
15

16 **APPROVED:** _____ **ATTEST:** _____
17 Karen M. Kennard Jannette S. Goodall
18 City Attorney City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0060

1" = 200'

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.



Exhibit A