

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10809 NEWMONT ROAD IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-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 single-family residence standard lot-neighborhood plan (SF-2-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. C14-2018-0023, on file at the Planning and Zoning Department, as follows:

Lot 15, White Plains Sec 4 Phase 2, a subdivision in Travis County, Texas, according to the map or plat thereof in Volume 17, Page 10, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 10809 Newmont Road 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 prohibited uses for the Property:

Bail bond services

Drop-off recycling collection
facility

Hotel-Motel

Pawn shop services

Pet services

Restaurant (general)

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) district and other applicable requirements of the City Code.

1 **PART 4.** The Property is subject to Ordinance No. 20010524-094 that established zoning
2 for the North Austin Civic Association Neighborhood Plan.
3

4 **PART 5.** This ordinance takes effect on _____, 2018.
5
6

7 **PASSED AND APPROVED**
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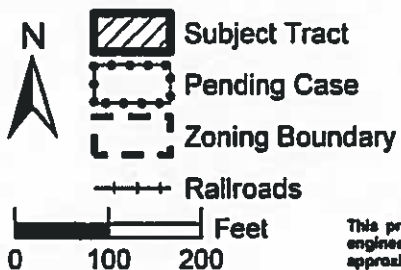
9 _____, 2018 §
10 §
11 §
12 _____, 2018 §
13 Steve Adler
14 Mayor
15

16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 City Attorney City Clerk
19

ZONING

Case#: C14-2018-0023

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/16/2018