

**ORDINANCE NO. 20181004-052**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 817 NORTH BLUFF DRIVE IN THE SOUTH CONGRESS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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-neighborhood plan (GR-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0053, on file at the Planning and Zoning Department, as follows:

Lot 2A, Amended Plat of Lots 2A and 2D Resubdivision of Lot 2 Wattinger Subdivision, an addition to the City of Austin, according to the map or plat thereof, recorded in Volume 90, Page 13, Plat Records of Travis County, Texas (the "Property"),

locally known as 817 North Bluff Drive 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 on the Property:

Adult-oriented businesses	Agricultural sales and services
Building maintenance services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Exterminating services
Equipment repair services	Equipment sales
Kennels	Laundry services
Limited warehousing and distribution	Maintenance and service facilities
Monument retail sales	Residential treatment

Transitional housing

Transportation terminal

**PART 3.** 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) district and other applicable requirements of the City Code.

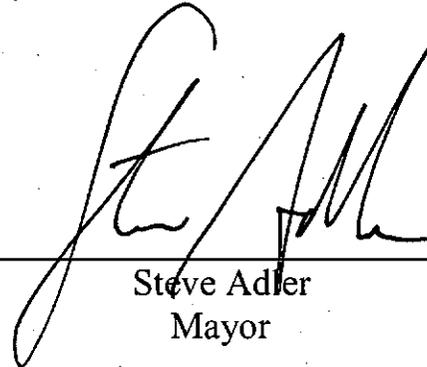
**PART 4.** The Property is subject to Ordinance No. 20050818-Z002 that established zoning for the Sweetbriar Neighborhood Plan.

**PART 5.** This ordinance takes effect on October 15, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, October 4, 2018

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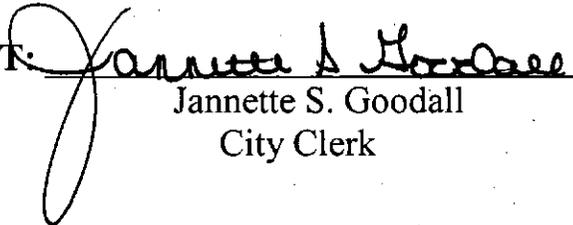
  
\_\_\_\_\_  
Steve Adler  
Mayor

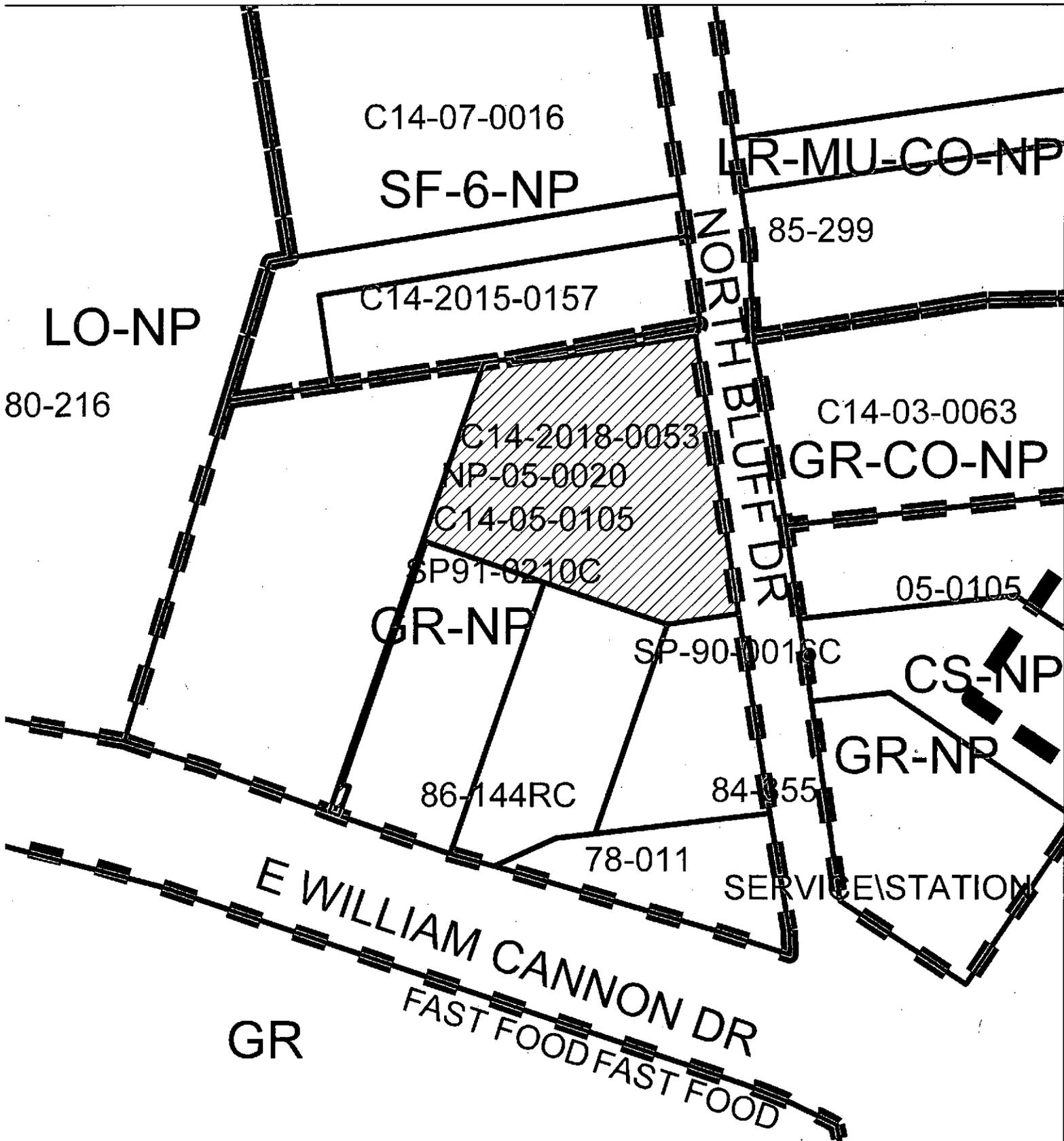
**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
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Jannette S. Goodall  
City Clerk



**Zoning**

Exhibit A

Zoning Case: C14-2018-0053



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

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.

