

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 ED BLUESTEIN BOULEVARD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 general commercial services-conditional overlay (CS-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0136, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Performance Truck Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 199900379 of the Plat Records of Travis County, Texas (the “Property”)

locally known as 1901 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 prohibited uses on the Property:

Adult oriented businesses

Bail bond services

Drop-off recycling collection facility

Funeral services

Laundry services

Vehicle storage

Alternative financial services

Campground

Exterminating services

Kennels

Pawn shop services

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) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

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