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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6901 AND 7001 BLUFF SPRINGS ROAD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2017-0022, on file at the Planning and Zoning Department, as follows:

Lots 1 and 2, Block A, Bluff Springs Commercial, a subdivision in Travis County, Texas, according to the map or plat of record thereof, recorded in Book 98, Pages 293-294, of the Plat Records of Travis County, Texas (the "Property")

locally known as 6901 and 7001 Bluff Springs 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 on the Property:

Agricultural sales and services

Automotive repair services

Building maintenance services

Campground

Commercial off-street parking

Construction sales and services

Electronic prototype assembly

Equipment sales

Funeral services

Indoor entertainment

Kennels

Automotive rentals

Automotive sales

Business or trade school

Commercial blood plasma center

Communications services

Drop-off recycling collection facility

Equipment repair services

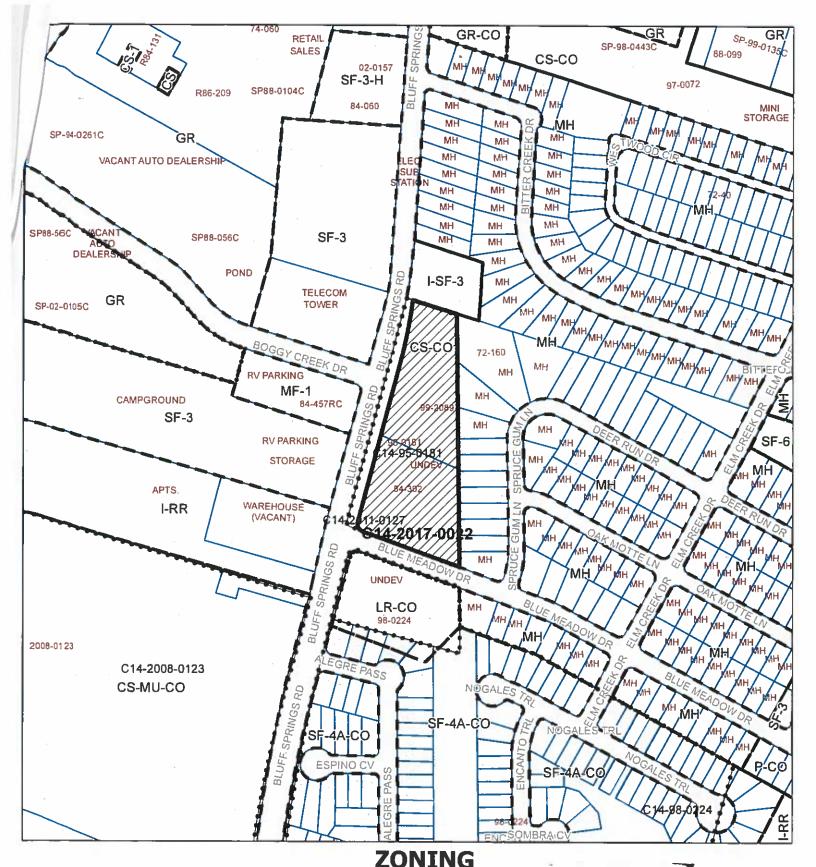
Exterminating services

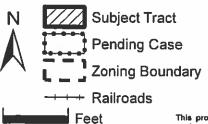
Hotel-motel

Indoor sports and recreation

Monument retail sales

	Outdoor sports and recreation Research services	Pawn shop services Theater		
1	Vehicle storage	Veterinary services		
1 2 3 4	<b>PART 3.</b> 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.			
6	PART 4. This ordinance takes effect on _	, 2019.		
8	II .			
9 10 11		§ § §		
12 13		§Steve Adler		
14		Mayor		
15 16				
17		ATTEST:		
18		Jannette S. Goodall		
19 20		City Clerk		
20				





200

1 " = 300 '

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.

Case#: C14-2017-0022



Created: 3/22/2017