

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6412 ED BLUESTEIN BOULEVARD IN THE UNIVERSITY HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-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. C14-2019-0142, on file at the Planning and Zoning Department, as follows:

Lot 59, A.I.S.D. Loyola Lane Final Plat, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Document No. 201900170, Plat Record of Travis County, Texas (the “Property”),

locally known as 6412 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 not permitted uses on the Property:

Automotive rentals

Automotive sales

Commercial off-street parking

Drop-off recycling collection facility

Pawn shop services

Residential treatment

Automotive repair services

Bail bond services

Custom manufacturing

Exterminating services

Research services

Telecommunications tower

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the community
3 commercial (GR) base district, mixed use (MU) combining district and other applicable
4 requirements of the City Code.

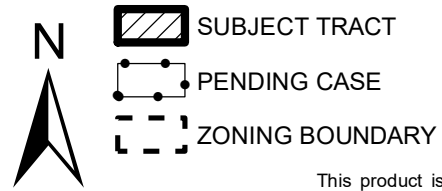
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6 **PART 4.** The Property is subject to Ordinance No. 20070809-056 that established zoning
7 for the University Hills Neighborhood Plan.

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9 **PART 5.** This ordinance takes effect on _____, 2020.

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11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2020 § _____
16 Steve Adler
17 Mayor
18

19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 City Attorney City Clerk
23



Created: 1/16/2020