

**ORDINANCE NO. 20200123-081**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711, 2713, 2715 AND 2717 MANOR ROAD AND 2204 CURTIS AVENUE IN THE ROSEWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-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 family residence-neighborhood plan (SF-3-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0105, on file at the Planning and Zoning Department, as follows:

Lots 6, 7, 8, 9, and 10, Block 1, Austin Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 153 of the Plat Records of Travis County, Texas,

locally known as 2711, 2713, 2715 and 2717 Manor Road and 2204 Curtis Avenue 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:

- |                                  |  |
|----------------------------------|--|
| Adult oriented businesses        | Agricultural sales and services        |
| Automotive washing (of any type) | Campground                             |
| Commercial blood plasma center   | Commercial off-street parking          |
| Construction sales and services  | Convenience storage                    |
| Custom manufacturing             | Drop-off recycling collection facility |
| Equipment repair services        | Equipment sales                        |
| Laundry service                  | Limited warehousing and distribution   |
| Maintenance and service          | Pawn shop services                     |

facilities

Service station

Vehicle storage

B. The following uses are conditional uses of the Property:

Automotive sales

Guidance services

Kennels

Outdoor sports and recreation

Exterminating services

Hotel-motel

Monument retail sales

Residential treatment

**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 and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

**PART 5.** This ordinance takes effect on February 3, 2020.

**PASSED AND APPROVED**

January 23, 2020

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§  
§

Steve Adler  
Mayor

**APPROVED:**


Anne L. Morgan  
City Attorney


**ATTEST:**


Jannette S. Goodall  
City Clerk





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

**ZONING**  
ZONING CASE#: C14-2019-0105  
**EXHIBIT "A"**

$$1'' = 400'$$

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.



**Created: 10/9/2019**