

ORDINANCE NO. 20250130-094

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2002 MANOR ROAD IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-V-CO-DB90-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 general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0077, on file at the Planning Department, as follows:

LOTS 1 THROUGH 9, BLOCK 6, FOREST HILLS SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 79, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2002 Manor 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 conditional uses of the Property:

Automotive Repair Services	Business or Trade School
College and University Facilities	Communication Service Facilities
Communication Services	Community Recreation (Private)
Electronic Prototype Assembly	Exterminating Services
Hotel-Motel	Indoor Entertainment
Indoor Sports and Recreation	Laundry Services
Local Utility Services	Off-Site Accessory Parking
Outdoor Sports and Recreation	Pet Services
Plant Nursery	Veterinary Services

(B) The following uses are prohibited uses of the Property:

Adult-Oriented Businesses	Agricultural Sales and Services
Automotive Rentals	Automotive Sales
Automotive Washing (of any type)	Building Maintenance Services
Campground	Commercial Blood Plasma Center
Commercial Off-Street Parking	Construction Sales and Services
Convenience Storage	Drive-in Service as an accessory use to commercial uses
Drop-Off Recycling Collection Facilities	Employee Recreation
Equipment Repair Services	Equipment Sales
Kennels	Limited Warehousing and Distribution
Maintenance and Service Facilities	Monument Retail Services
Pawn Shop Services	Service Station
Vehicle Storage	

PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

PART 4. 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 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

PART 6. This ordinance takes effect on February 10, 2025.

PASSED AND APPROVED

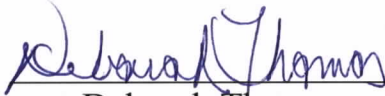
January 30, 2025

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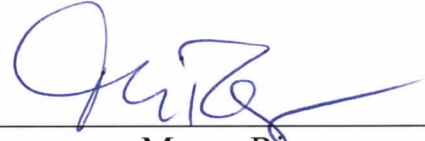
Kirk Watson
Mayor

APPROVED:

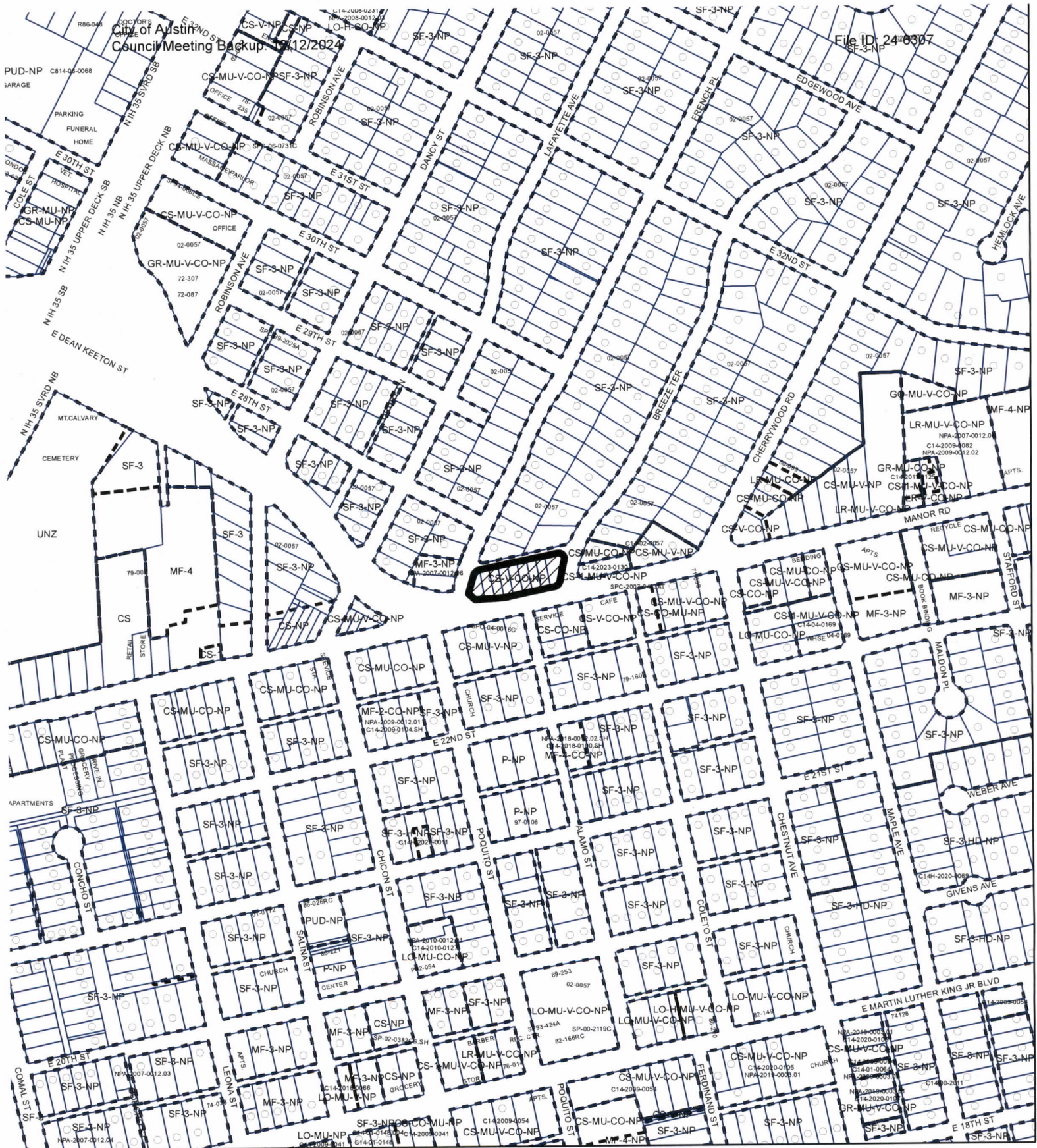


Deborah Thomas
Interim City Attorney

ATTEST:



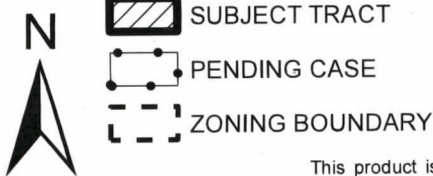
Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0077



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 the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

