

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

**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              |

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

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|--|---|
| 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.

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**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2024.

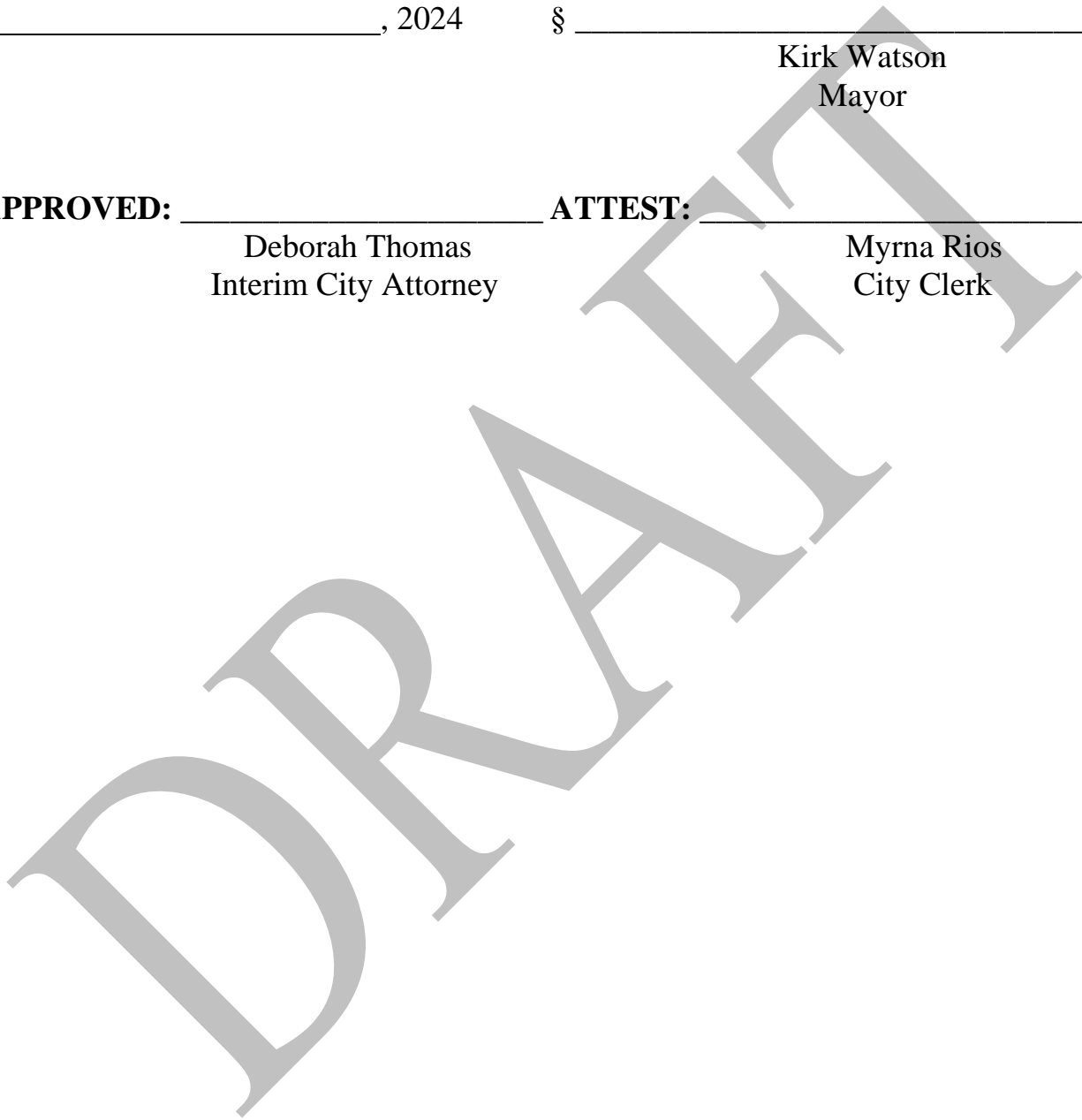
**PASSED AND APPROVED**

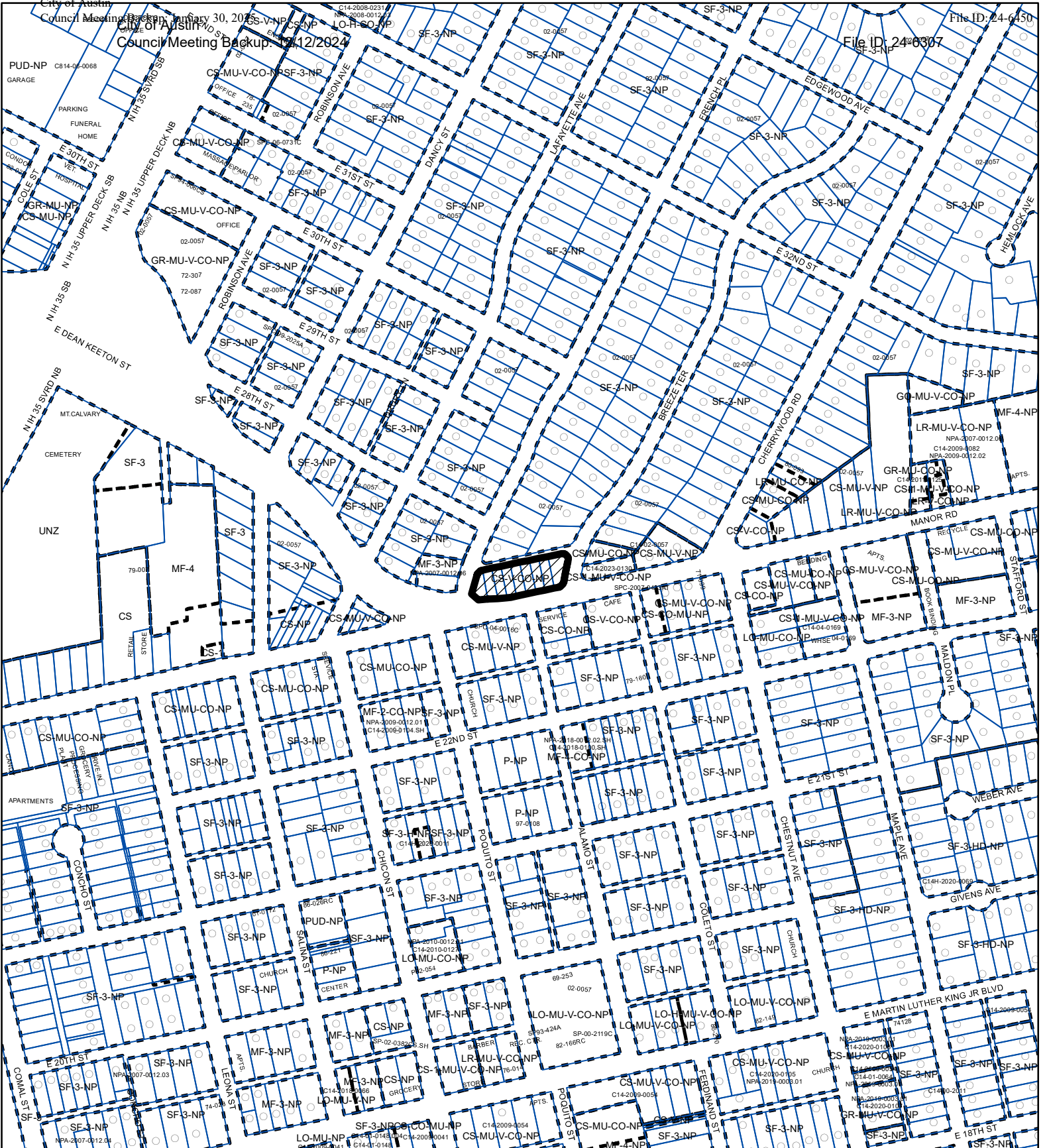
\_\_\_\_\_, 2024      § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
Interim City Attorney





**ATTEST:** \_\_\_\_\_  
Myrna Rios  
City Clerk





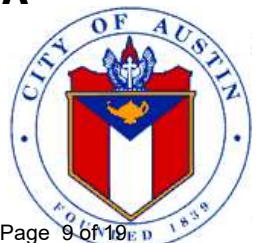
**ZONING EXHIBIT "A"**

ZONING CASE#: C14-2024-0077


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

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.



1" = 400'