

**ORDINANCE NO. 20181213-085**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8200 SOUTH CONGRESS AVENUE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 and limited industrial services-conditional overlay (LI-CO) combining district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2018-0107, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Southside Storage Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201100155, Plat Records of Travis County, Texas (the "Property"),

locally known as 8200 South Congress 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. A 50-foot wide building setback shall be provided and maintained along any portion of the southern property line that abuts property with a limited industrial services (LI) base district zoning.
- B. A six-foot high solid fence with a three-foot wide vegetative screening buffer shall be provided and maintained along any portion of the western property line that abuts property with single-family residence small lot-conditional overlay (SF-4A-CO) combining district zoning.

- C. A 50-foot wide building setback shall be established and maintained along any portion of the western property line that abuts property with single-family residence small lot-conditional overlay (SF-4A-CO) combining district zoning.
- D. A 250-foot wide building setback shall be established and maintained between a building developed with a multifamily residential use and a building developed with a small-lot single family residential use.

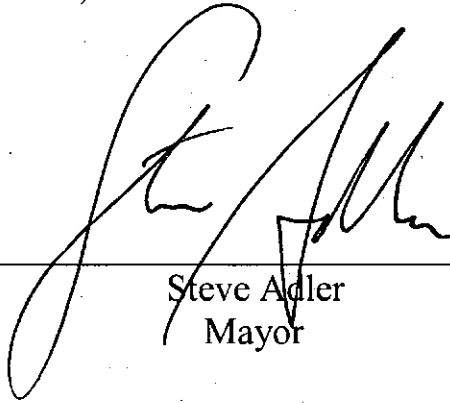
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on December 24, 2018.

**PASSED AND APPROVED**

December 13, 2018.

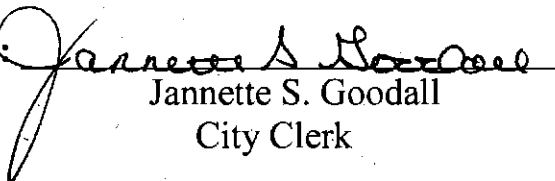
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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



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