

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11800 DESSAU ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0088, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Copperfield Section One Phase G, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 197, Plat Records of Travis County, Texas (the “Property”),

locally known as 11800 Dessau 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 not permitted uses on the Property:

Automotive rentals  
Automotive sales  
Bail bond services  
Drop-off recycling collection  
facility  
Funeral services  
Pawn shop services  
Outdoor entertainment

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Exterminating services  
  
General retail sales (general)  
Hospital services (general)  
Outdoor sports and recreation

B. Drive-in service use is prohibited as an accessory use to restaurant (general and limited) uses.

1 C. Development of the Property may not exceed an impervious coverage of 70%.

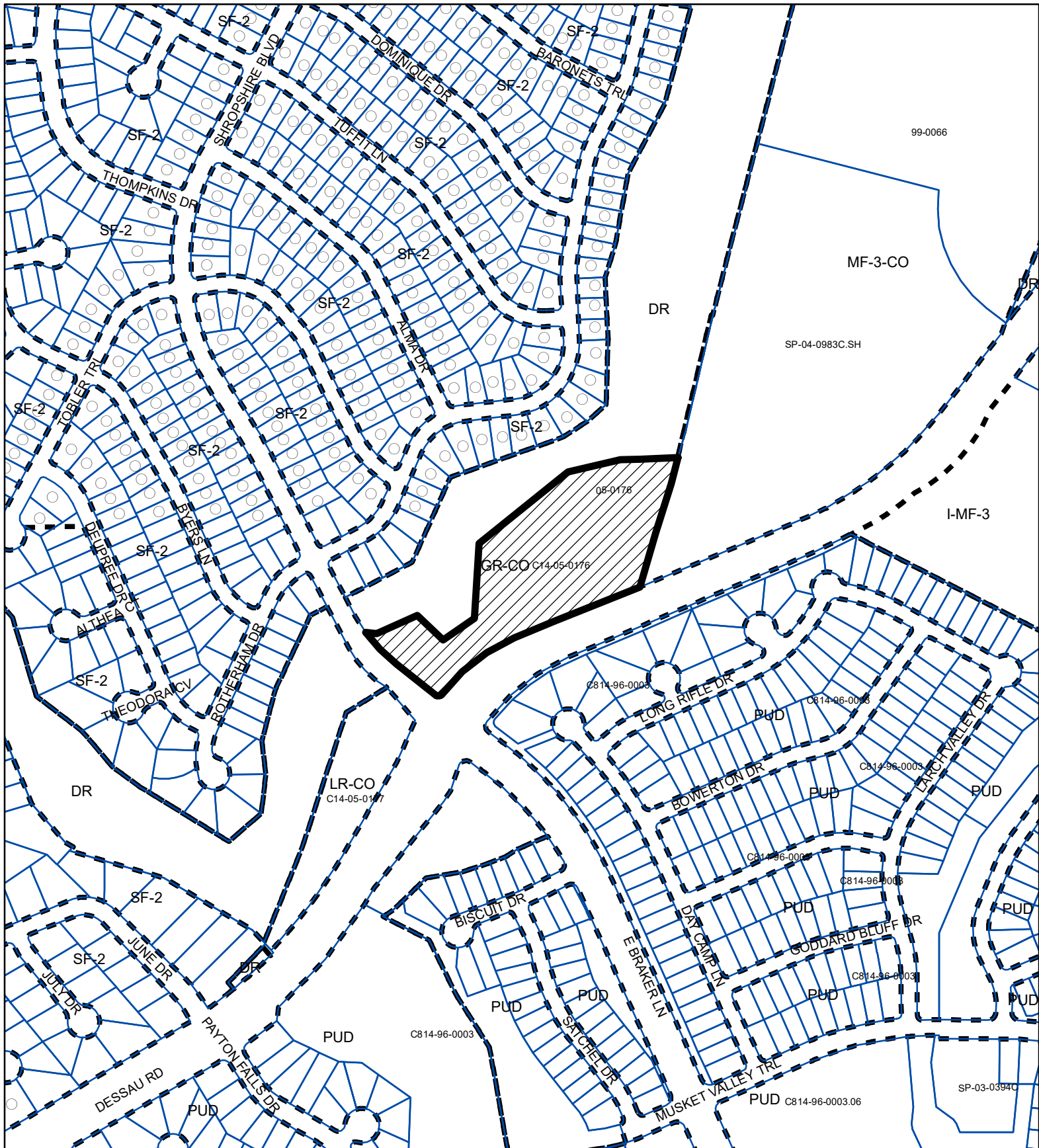
2  
3 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
4 developed and used in accordance with the regulations established for the community  
5 commercial (GR) base district and other applicable requirements of the City Code.  
6




7 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2019.  
8

9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2019 § \_\_\_\_\_  
14 Steve Adler  
15 Mayor  
16

17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 Anne L. Morgan Jannette S. Goodall  
20 City Attorney City Clerk  
21



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2019-0088

Exhibit A

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.



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1" = 400'