

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 900 OLD KOENIG LANE IN THE BRENTWOOD/HIGHLAND COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES- MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0153, on file at the Planning and Zoning Department, as follows:

Lots 4, 5, and 6, Amended Plat of Lots A, B, C, D, E, and G, Wupperman Addition Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87, Page 128B-128C, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 900 Old Koenig Lane, 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:

Agricultural sales and services  
Commercial blood plasma center  
Equipment sales  
Vehicle storage

Campground  
Equipment repair services  
Kennels

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the general  
3 commercial services (CS) base district, mixed use (MU) combining district, and other  
4 applicable requirements of the City Code.

5  
6 **PART 4.** The Property is subject to Ordinance No. 040513-33A that established zoning for  
7 the Brentwood Neighborhood Plan.

8  
9 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2020.

10  
11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 \_\_\_\_\_, 2020 § \_\_\_\_\_  
16 Steve Adler  
17 Mayor

18  
19  
20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
21 Anne L. Morgan Jannette S. Goodall  
22 City Attorney City Clerk  
23



SUBJECT TRACT



## PENDING CASE



**ZONING BOUNDARY**

$$1'' = 400'$$

## ZONING

## EXHIBIT A

**ZONING CASE#: C14-2019-0153**

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: 11/18/2019**