

**ORDINANCE NO. 20220127-078**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8440 BURNET ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT, COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT AND COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-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 (CS) district, commercial-liquor sales (CS-1) district and commercial-liquor sales-conditional overlay (CS-1-CO) combining district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-2021-0160, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, WOODCHASE SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 83, Page 58A, Plat Records of Travis County, Texas (the "Property"),

locally known as 8440 Burnet 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:

The maximum height of a building or structure on the Property shall not exceed 60 feet.

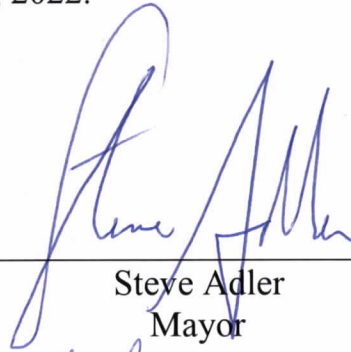
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

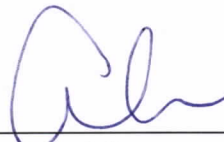
**PART 4.** This ordinance takes effect on February 7, 2022.

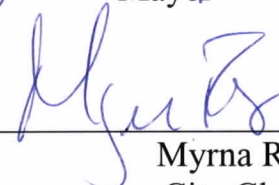
**PASSED AND APPROVED**

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January 27, 2022

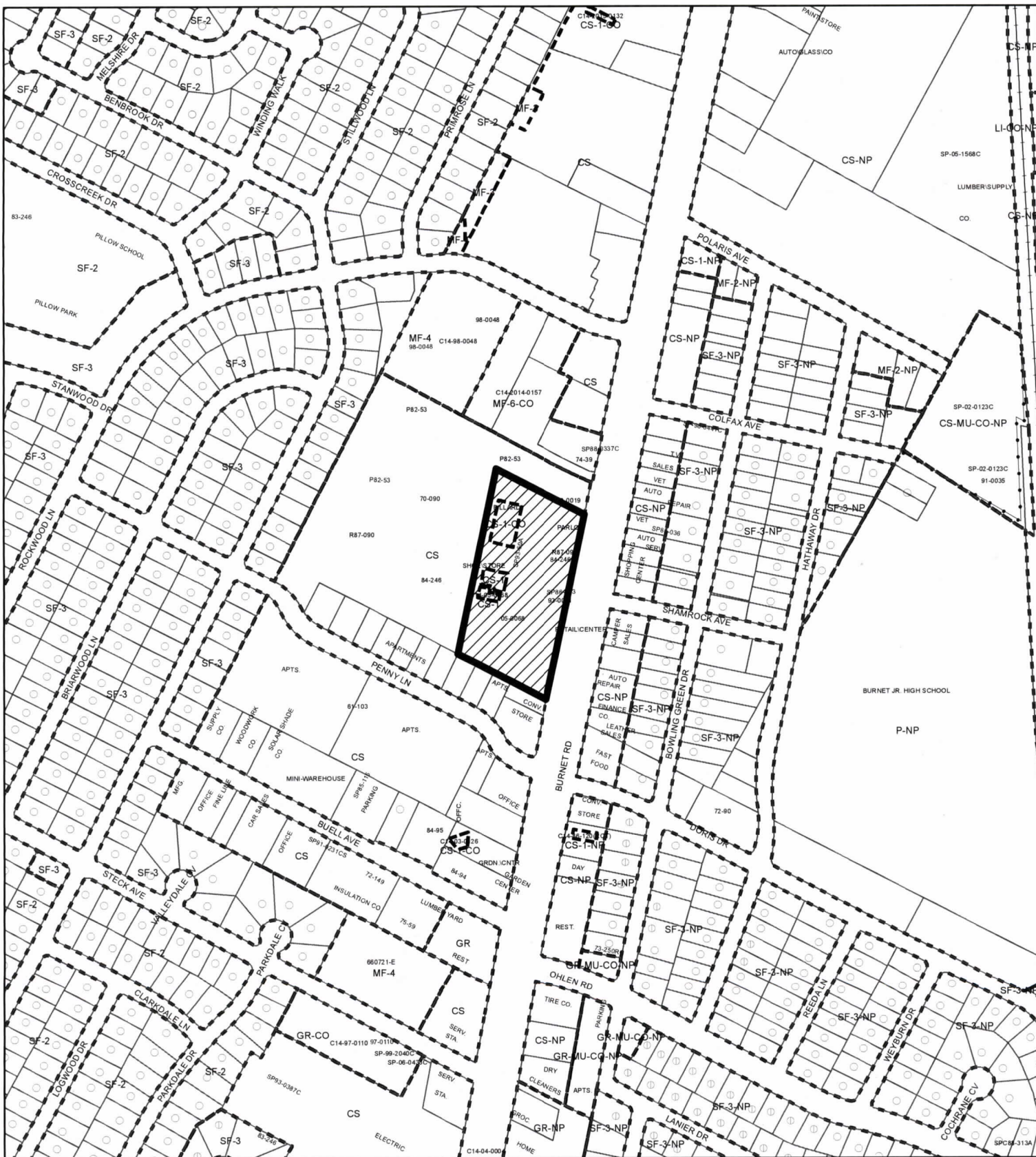
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Steve Adler  
Mayor

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

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





## ZONING

ZONING CASE#: C14-2021-0160

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

Created: 9/30/2021