

ORDINANCE NO. 20220728-150

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8016 BURLESON ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2022-0042, on file at the Housing and Planning Department, as follows:

Lot 1, Block A, RESUBDIVISION OF LOTS 1, 2, AND THE NORWOOD SCHOOL TRACT BLUE BONNET GARDENS, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Document No. 201500077 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 8016 Burleson 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 prohibited uses on the Property:

Agricultural Sales and Services	Building Maintenance Services
Construction Sales and Services	Drop-Off Recycling Collection Facility
Equipment Repair Services	Equipment Sales
Kennels	Laundry Services
Transportation Terminal	Vehicle Storage

- (B) Buildings classified as limited warehousing and distribution use with Class 1 Flammable or Class II Combustible Liquid storage are prohibited on the Property within 250 feet of all property lines adjacent to property developed, used, or zoned residential.

PART 3. 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 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021010-12c that established zoning for the Southeast Neighborhood Plan.

PART 5. This ordinance takes effect on August 8, 2022.

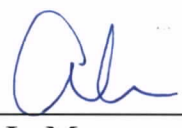
PASSED AND APPROVED

_____, July 28, 2022

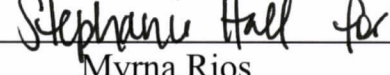
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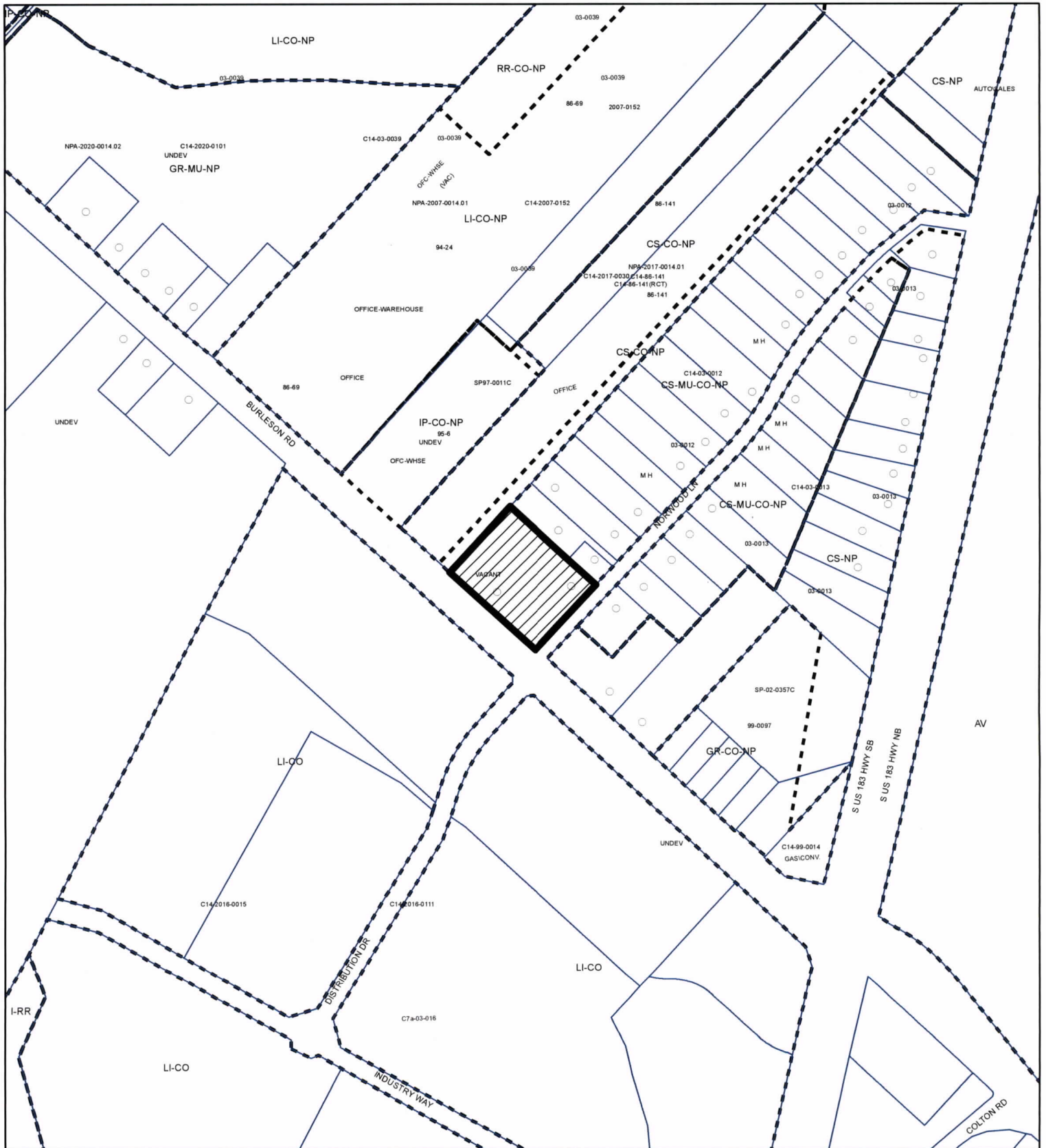
Steve Adler
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0042

Exhibit A

1" = 400'

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: 3/23/2022