

**ORDINANCE NO. 20230420-039**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12029 AND 12041 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-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 limited office (LO) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2022-0168, on file at the Planning Department, as follows:

LOTS A AND B, TWIN ROCK ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 83, Page 143A, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 12029 and 12041 Jollyville Road in the City of Austin, Travis County, Texas, and 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) Except for side yard and rear yard setbacks of the Property, development of the Property must comply with Neighborhood Commercial (LR) site development regulations.
- (B) The following uses are prohibited uses on the Property:

Alternative financial services

Cocktail lounge

Vehicle storage


**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on May 1, 2023.


**PASSED AND APPROVED**

\_\_\_\_\_, April 20, 2023

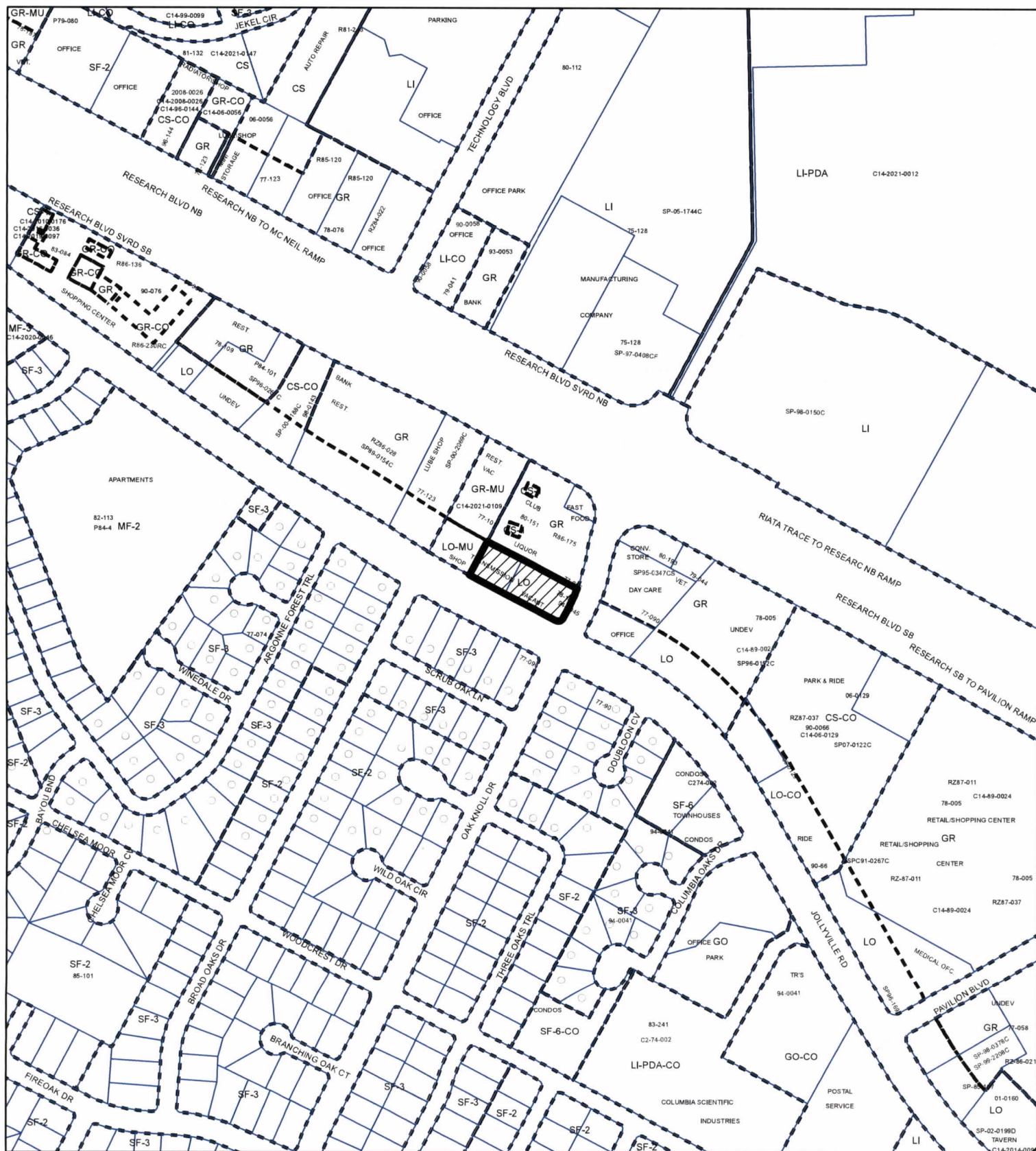
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Kirk Watson  
Mayor

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

**ATTEST:**   
Myrna Rios  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING

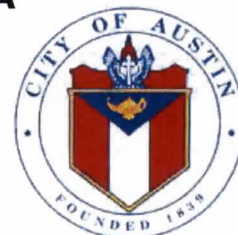
ZONING CASE#: C14-2022-0168

## 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



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