

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

