104	
Planning	
Dept.	

## ORDINANCE NO.

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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7320 BURNET ROAD FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-MU-V-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 to general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district on the property described in Zoning Case No. C14-2023-0077, on file at the Planning Department, as follows:

LOT 2A, WACO SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 31, Page 8, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7320 Burnet Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

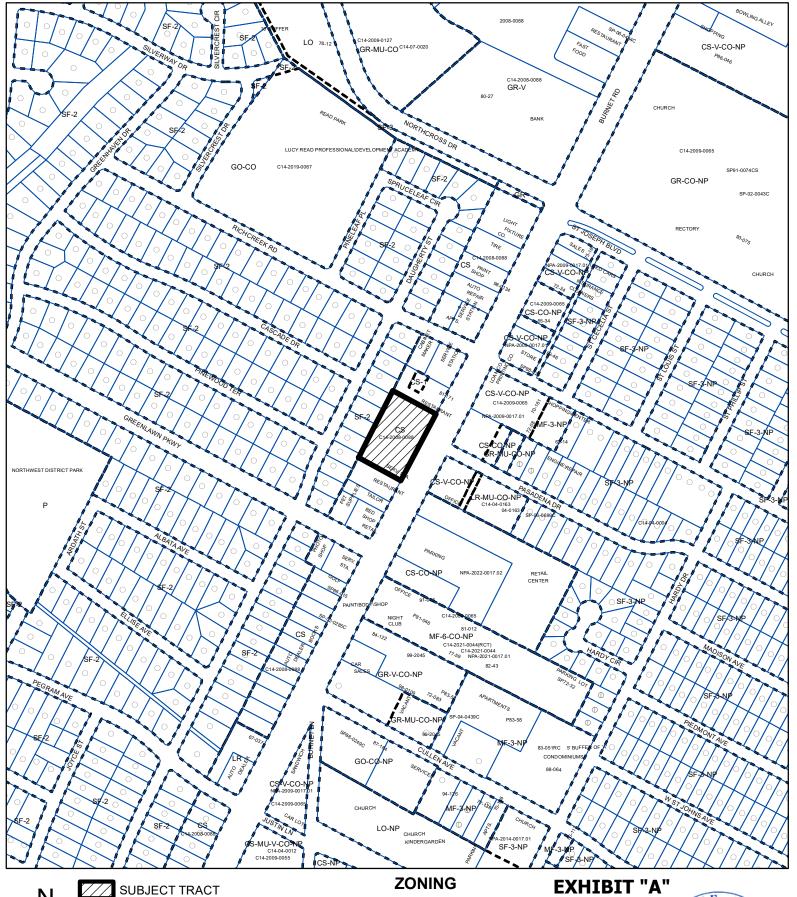
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Construction Sales & Services Limited Warehouse and Distribution Pawn Shop 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 general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This o	rdinance takes effect on	, 2023.	
PASSED AND APPROVED			
	, 2023	§ §  Kirk Watson  Mayor	
APPROVED:		_ATTEST:	
MIROVED.	Anne L. Morgan City Attorney	Myrna Rios City Clerk	





SUBJECT TRACT

PENDING CASE

ZONING CASE#: C14-2023-0077

**ZONING BOUNDARY** 

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.

1 " = 400 '

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: 6/16/2023