

ORDINANCE NO. 20231130-104

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:

Adult-oriented businesses	Alternative Financial Services
Bail Bond Services	Construction Sales & Services
Custom Manufacturing	Kennels
Limited Warehouse and Distribution	Maintenance and Service Facilities
Outdoor Entertainment	Outdoor Sports and Recreation
Pawn Shop	Service Station (gas)
Theater	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 ordinance takes effect on December 11, 2023.

PASSED AND APPROVED

November 30, 2023

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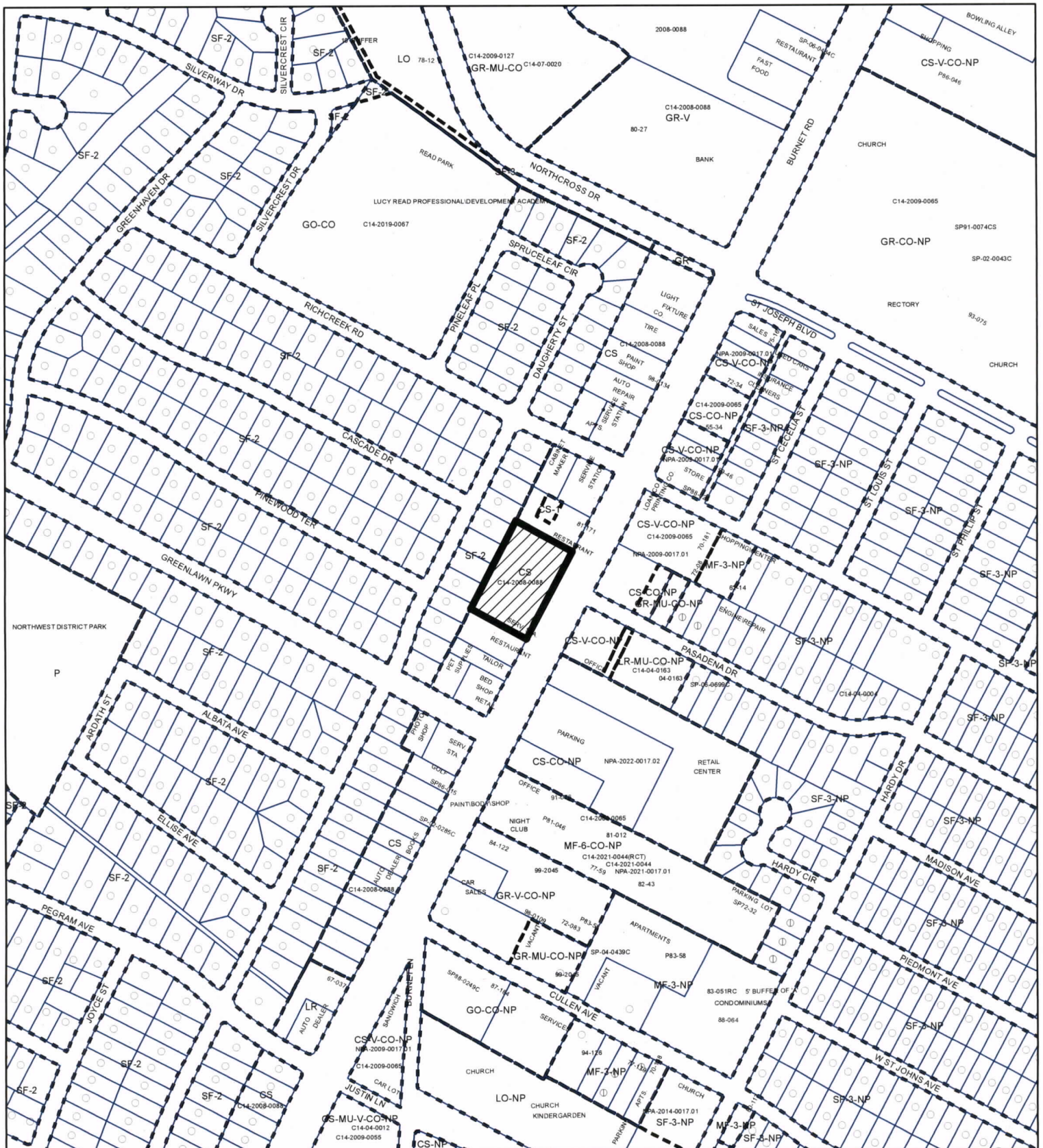
Kirk Watson
Mayor

APPROVED: 

Anne L. Morgan
City Attorney

ATTEST: 

Myrna Rios
City Clerk



SUBJECT TRACT



PENDING CASE

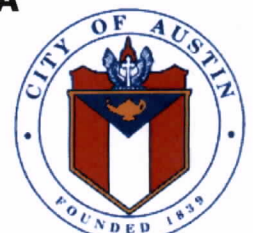


ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0077

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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