

**ORDINANCE NO. 20240229-085**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2200 MANOR ROAD AND 2801 BREEZE TERRACE IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-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-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district to commercial-liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0130, on file at the Planning Department, as follows:

LOT 1, BLOCK 5, FOREST HILLS SUBDIVISION, A SUBDIVISION OF A PORTION OF OUTLOT 31, DIVISION C, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 78, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2200 Manor Road and 2801 Breeze Terrace 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 conditional uses of the Property:

Automotive rentals	Automotive repair
Automotive sales	College and university facilities
Communications service facilities	Custom manufacturing
Equipment repair services	Equipment sales
Limited warehousing and distribution	Liquor Sales
Maintenance and service facilities	

(B) The following uses are prohibited uses of the Property:

Adult lounge

Adult oriented businesses

Automotive washing (of any type)

**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, the mixed use combining district, and other applicable requirements of the City Code.

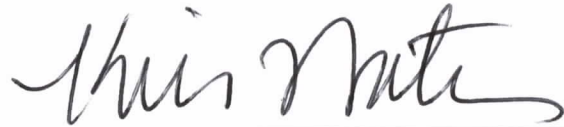
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

**PART 5.** This ordinance takes effect on March 11, 2024.

**PASSED AND APPROVED**

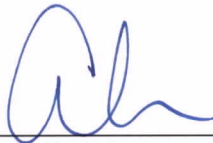
February 29, 2024

§  
§  
§



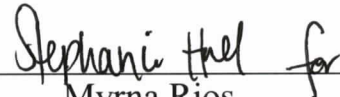
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

