

ORDINANCE NO. 20240530-152

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7302 AND 7400 DECKER LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 single family residence standard lot (SF-2) base district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2023-0095, on file at the Planning Department, as follows:

6.5654 acres of land out of the James Burleson Survey No. 19, Abstract No. 4, in Travis County, Texas, being all of a called 3.279 acres conveyed by deed recorded in Document No. 2010056210 of the Official Public Records of Travis County, Texas, and being all of a called 3.282 acres conveyed by deed recorded in Volume 12500, Page 1480, of the Real Property Records of Travis County, Texas, said 6.564 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

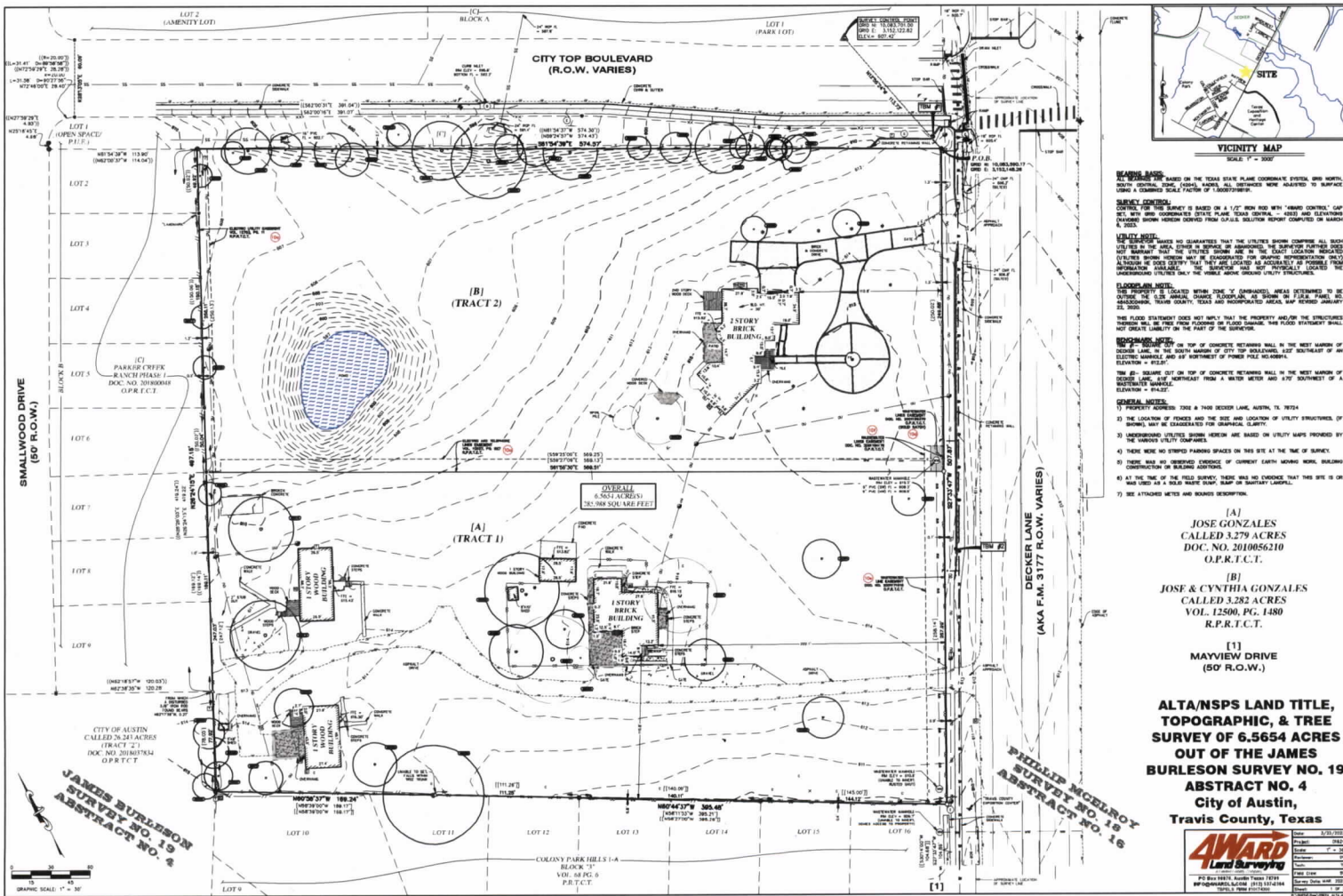
locally known as 7302 and 7400 Decker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

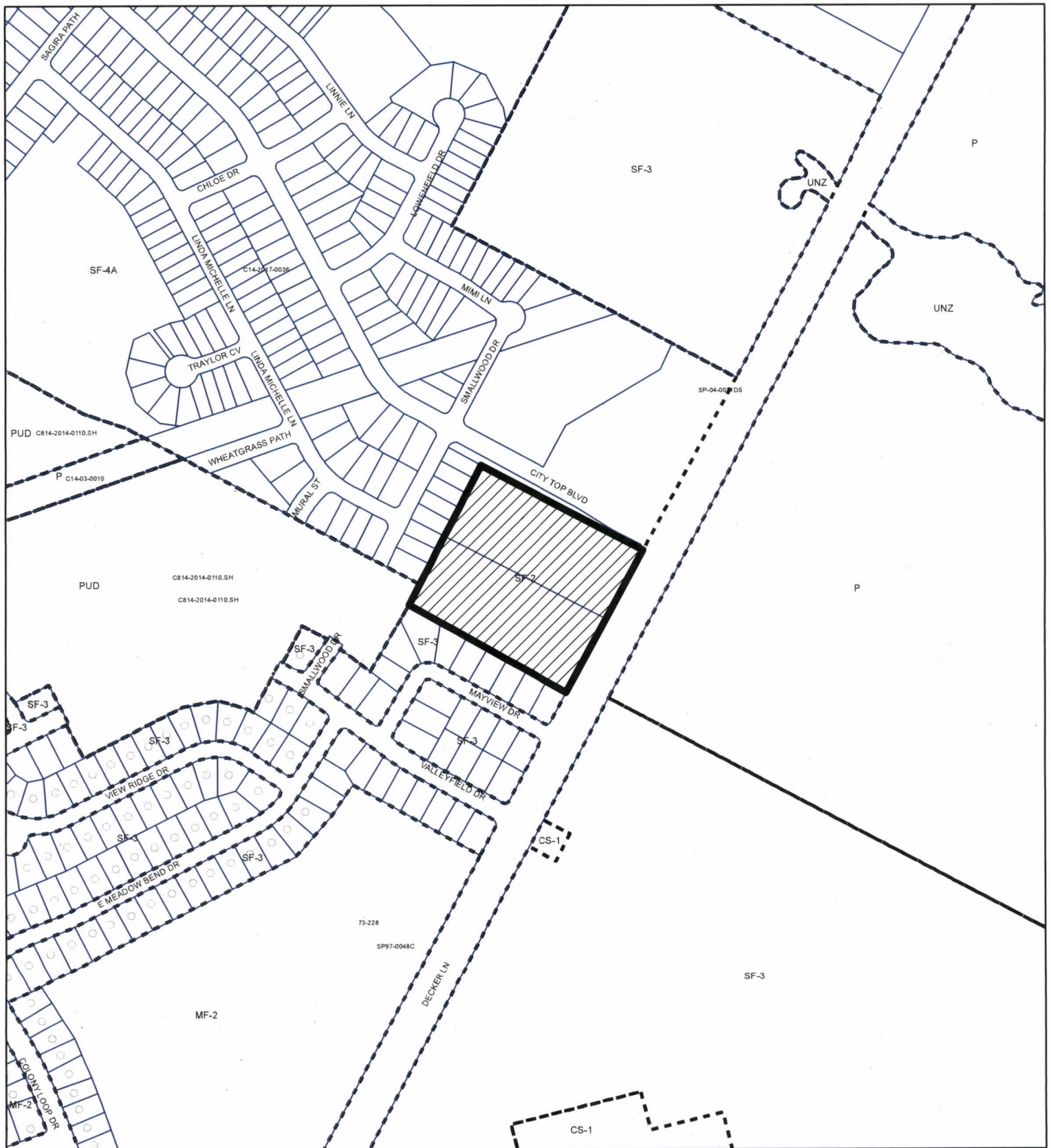
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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

Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Commercial Off-Street Parking
Exterminating Services	Funeral Services
Hotel-Motel	Pawn Shop Services
Pedicab Storage and Dispatch	Pet Services
Service Station	

EXHIBIT "A"





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

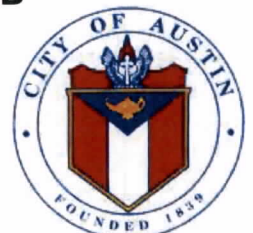
EXHIBIT "B"

ZONING CASE#: C14-2023-0095

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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