

ORDINANCE NO. 20240829-195

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7320 BURNET ROAD FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-MU-V-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-MU-V-CO-DB90) 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-conditional overlay (CS-MU-V-CO) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-MU-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2024-0076, 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, 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
Theater	Vehicle Storage

PART 3. The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.



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