ORDINANCE NO.

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"**.

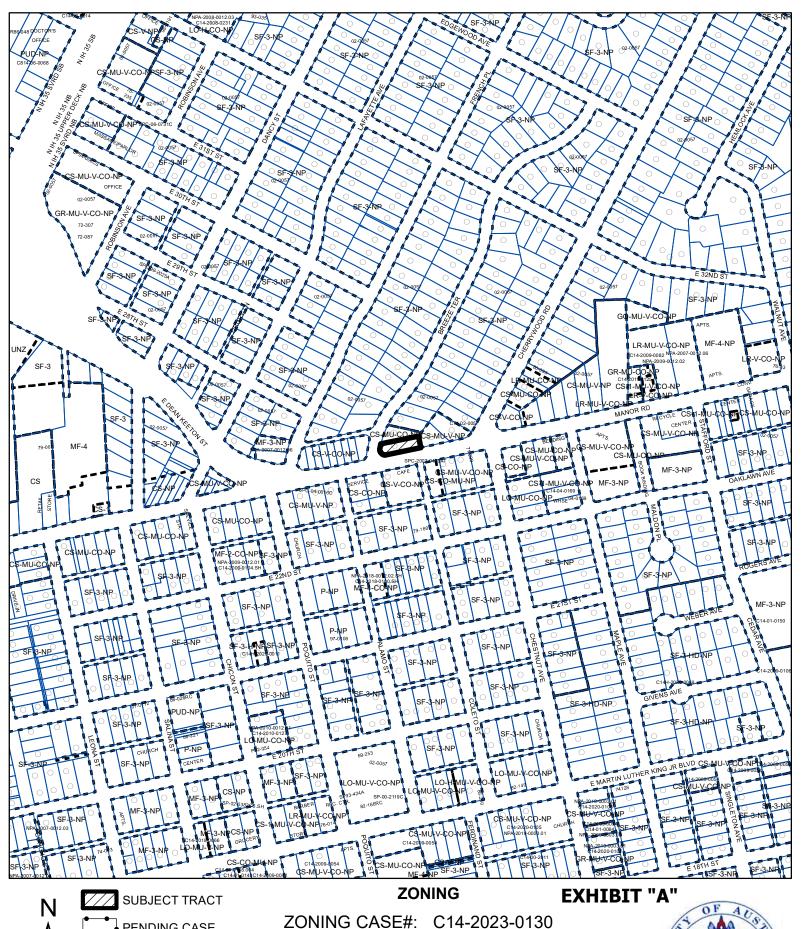
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

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

Automotive rentals
Automotive sales
Communications service facilities
Equipment repair services
Limited warehousing and
distribution
Maintenance and service facilities

Automotive repair College and university facilities Custom manufacturing Equipment sales Liquor Sales

(B) The following uses are prohibited uses of the Property:			
	t lounge motive washing (of any type)	Adult oriented businesses	
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			
PASSED AND APPROVED			
\$ \$ \$			
Kirk Watson			
Mayor			
APPROVED:ATTEST:			
	Anne L. Morgan	Myrna Rios	
	City Attorney	City Clerk	



PENDING CASE ZONING CASE#: C14-2023-0

ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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