

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2200 MANOR ROAD AND 2801 BREEZE TERRACE**
3 **IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM**
4 **GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE**
5 **BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT**
6 **TO COMMERCIAL-LIQUOR SALES-MIXED USE-VERTICAL MIXED USE**
7 **BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-**
8 **CO-NP) COMBINING DISTRICT.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-vertical mixed use
14 building-neighborhood plan (CS-MU-V-NP) combining district to commercial-liquor
15 sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-
16 MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-
17 2023-0130, on file at the Planning Department, as follows:

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19 LOT 1, BLOCK 5, FOREST HILLS SUBDIVISION, A SUBDIVISION OF A
20 PORTION OF OUTLOT 31, DIVISION C, a subdivision in the City of Austin,
21 Travis County, Texas, according to the map or plat of record in Volume 4, Page
22 78, of the Plat Records of Travis County, Texas (the "Property"),

23
24 locally known as 2200 Manor Road and 2801 Breeze Terrace in the City of Austin, Travis
25 County, Texas, generally identified in the map attached as **Exhibit "A"**.

26
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:

29
30 (A) The following uses are conditional uses of the Property:

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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:

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 _____, 2024.

PASSED AND APPROVED

ssss

_____, 2024

Kirk Watson
Mayor

APPROVED:

ATTEST:

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

