

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7320 BURNET ROAD FROM GENERAL
3 COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-
4 CONDITIONAL OVERLAY (CS-MU-V-CO) COMBINING DISTRICT TO
5 GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE
6 BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (CS-MU-V-CO-
7 DB90) COMBINING DISTRICT.
8

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

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-mixed use-vertical mixed use
13 building-conditional overlay (CS-MU-V-CO) combining district to general commercial
14 services-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (CS-
15 MU-V-CO-DB90) combining district on the property described in Zoning Case No. C14-
16 2024-0076, on file at the Planning Department, as follows:

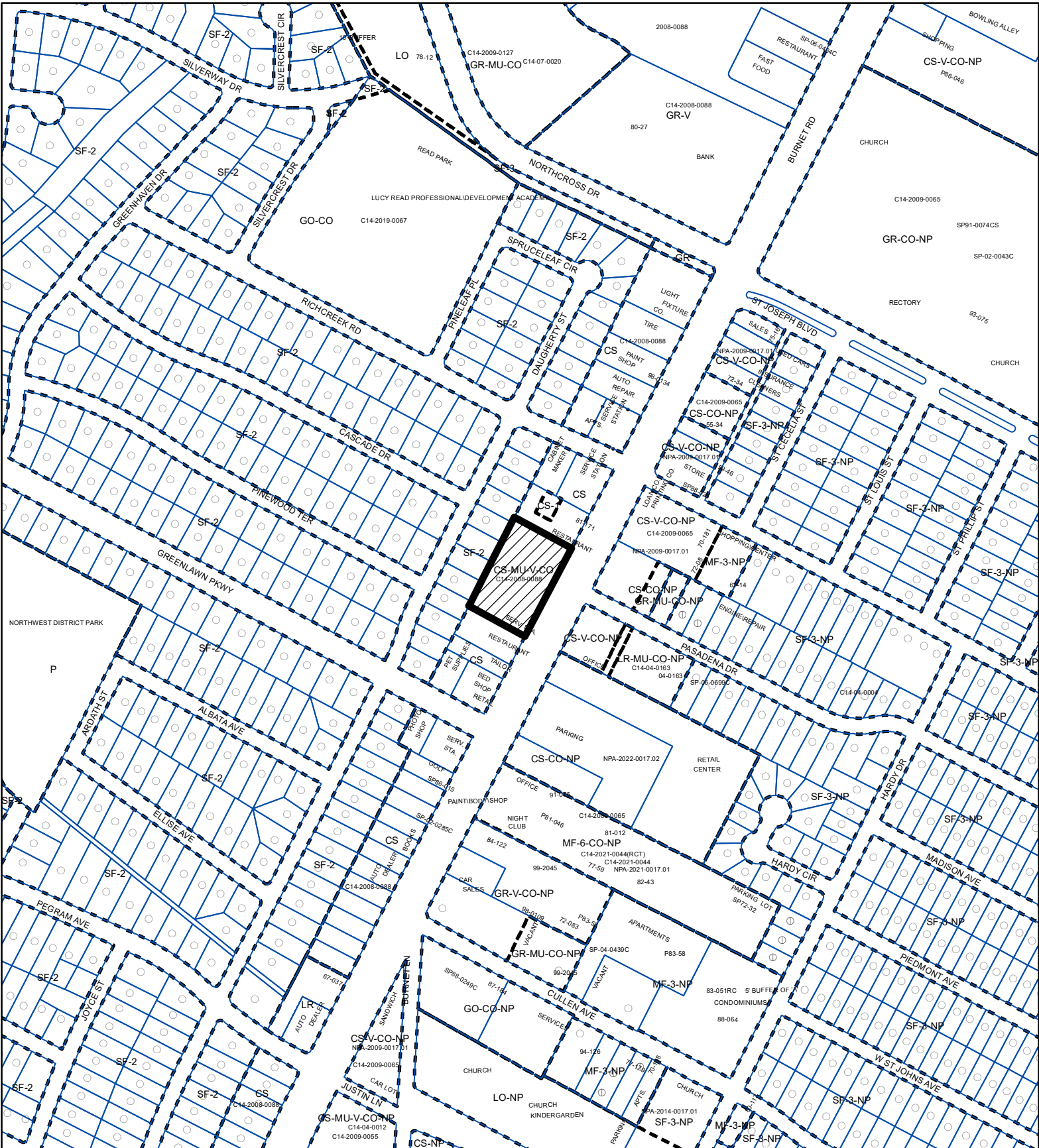
17
18 LOT 2A, WACO SUBDIVISION, a subdivision in the City of Austin, Travis
19 County, Texas, according to the map or plat of record in Volume 31, Page 8, of the
20 Plat Records of Travis County, Texas (the "Property"),
21

22 locally known as 7320 Burnet Road in the City of Austin, Travis County, Texas, generally
23 identified in the map attached as **Exhibit "A"**.
24

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

28 The following uses are prohibited uses of the Property:
29

- | | |
|------------------------------------|------------------------------------|
| 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 (gas) |
| Theater | Vehicle Storage |






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0076



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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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