

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 (CS) DISTRICT TO GENERAL COMMERCIAL**
4 **SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL**
5 **OVERLAY (CS-MU-V-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) district to general
11 commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-
12 V-CO) combining district on the property described in Zoning Case No. C14-2023-0077,
13 on file at the Planning Department, as follows:

14
15 LOT 2A, WACO SUBDIVISION, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Volume 31, Page 8, of the
17 Plat Records of Travis County, Texas (the "Property"),

18
19 locally known as 7320 Burnet Road in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as **Exhibit "A"**.

21
22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:

24
25 The following uses are prohibited uses of the Property:

26
27 Construction Sales & Services
28 Pawn Shop

29 Limited Warehouse and Distribution
30 Vehicle Storage

31
32 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
33 developed and used in accordance with the regulations established for the general
34 commercial services (CS) base district, the mixed use combining district, and other
35 applicable requirements of the City Code.
36
37

PART 4. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§

§

§

_____, 2023

Kirk Watson
Mayor

APPROVED: _____

ATTEST: _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

