

**ORDINANCE NO. 20141106-116**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 14401 THE LAKES BOULEVARD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) 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-conditional overlay (CS-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0152, on file at the Planning and Development Review Department, as follows:

Lot 1B, Block A, Resubdivision of Lot 1 Block A Lakes at Techridge Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or in Document No. 201100109 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 14401 The Lakes Boulevard in the City of Austin, Travis County, Texas, and 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 are conditional uses of the Property:

Automotive repair services  
Convenience storage  
Limited warehousing and distribution

B. For an automotive repair services use a 400 foot building setback shall be established along the north and south property lines.

C. The following uses are not permitted uses of the Property:

Building maintenance services	Campground
Commercial blood plasma center	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Kennels	Laundry service
Pawn shop services	Vehicle storage
Veterinary services	Maintenance and service facilities
Adult oriented business	Art workshop

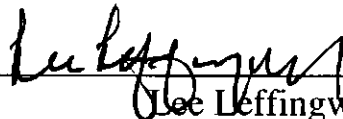
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 17, 2014.

**PASSED AND APPROVED**

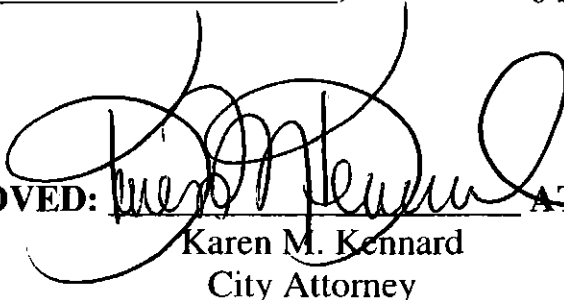
November 6, 2014

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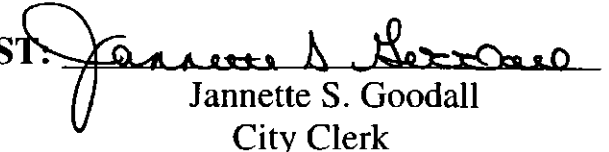
Lee Leffingwell  
Mayor

APPROVED:

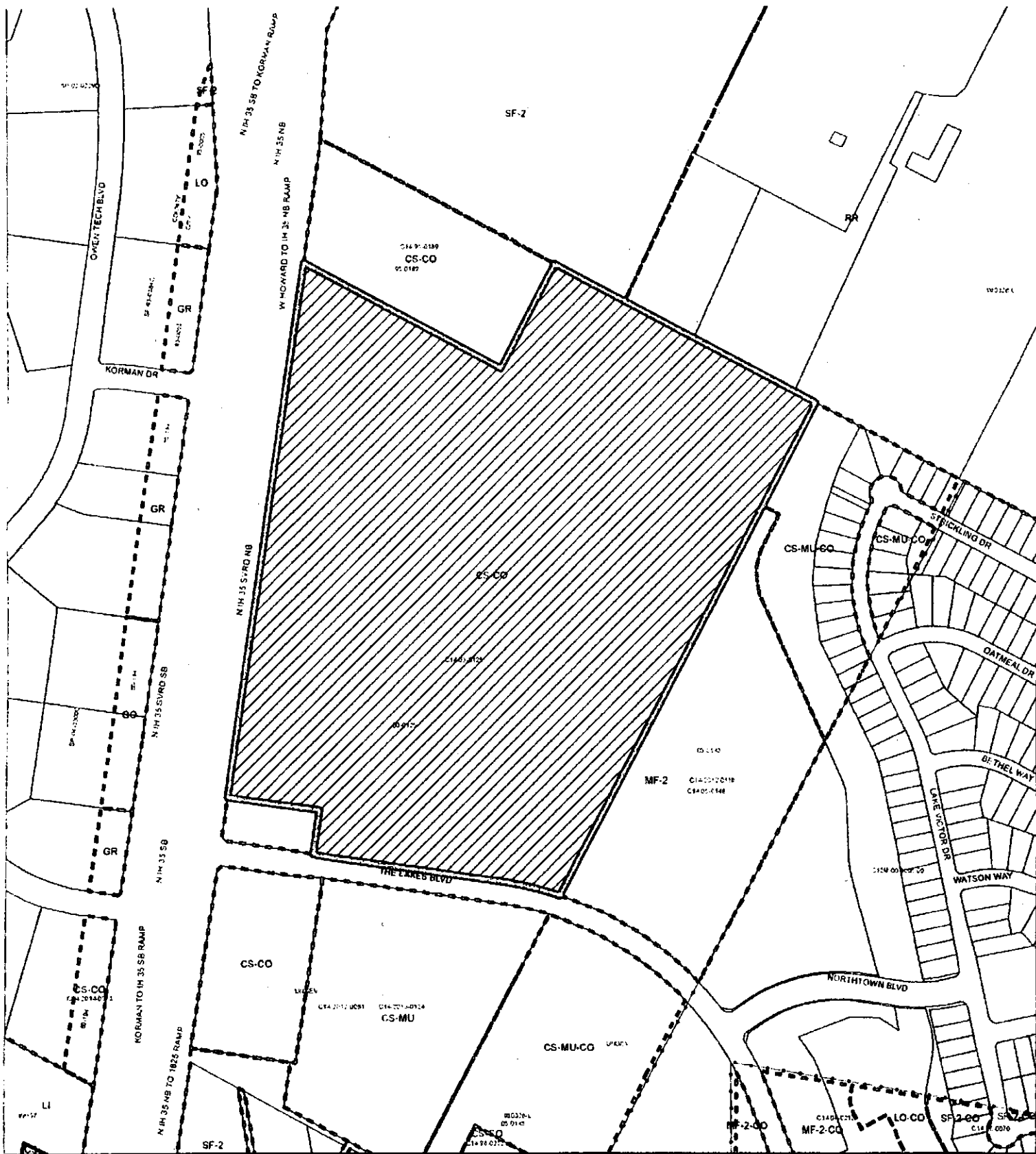


Karen M. Kennard  
City Attorney

ATTEST:






Jannette S. Goodall  
City Clerk



## ZONING

ZONING CASE#: C14-2014-0152



-  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 CTM for the sole purpose of use by the City of Austin regarding specific accuracy or completeness.



Exhibit A