

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2801 HANCOCK DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) 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 (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0060, on file at the Planning and Zoning Department, as follows:

Lot 1, Newton and Luckey subdivision, a subdivision in Travis County, Texas, as recorded in Volume 7, Page 62 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2801 Hancock Drive 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:

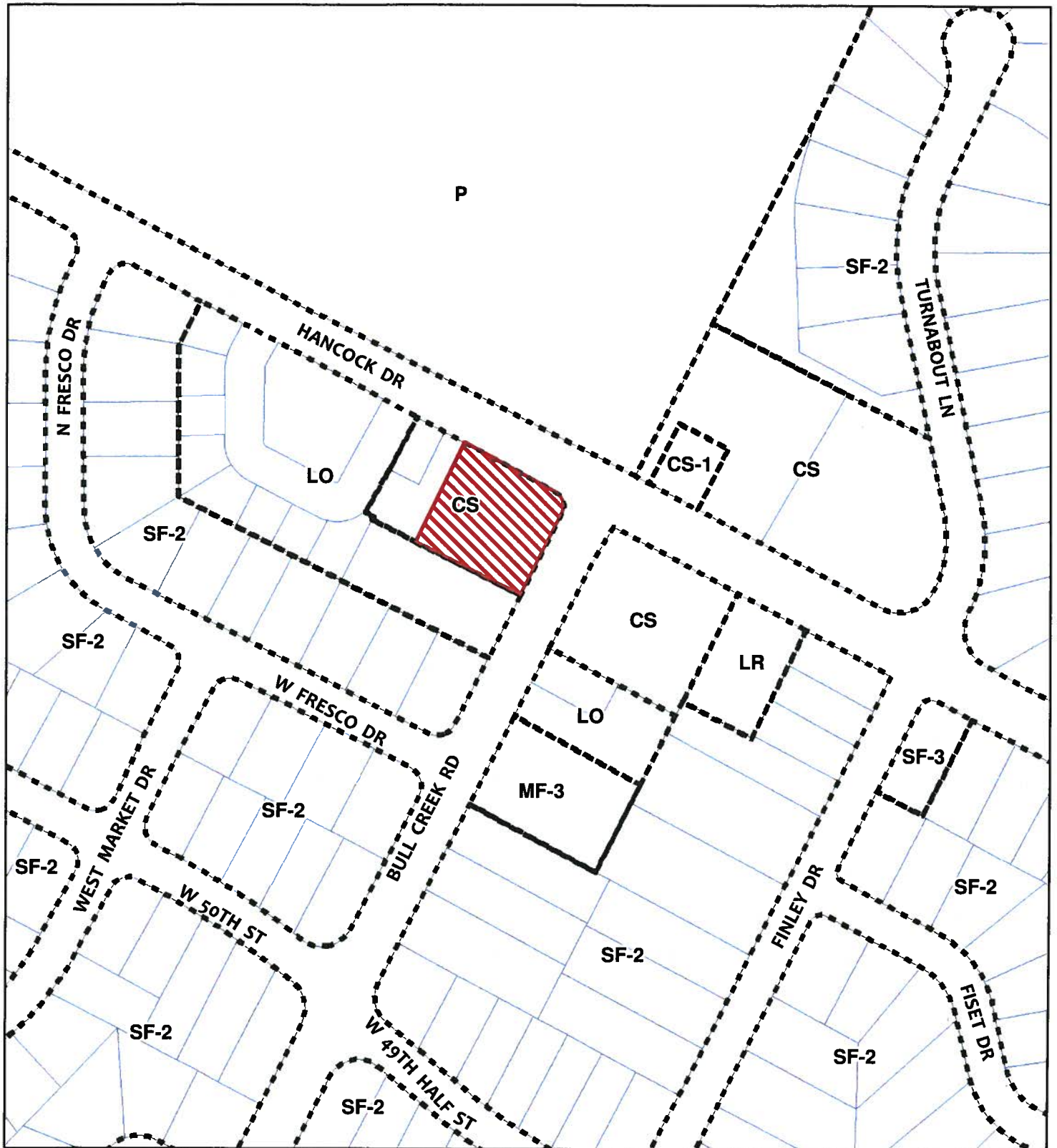
A. The following uses are not permitted uses for the Property:

Transitional housing  
Adult-oriented business  
Bail bond services  
Outdoor entertainment  
Outdoor sports and recreation  
Drop-off recycling collection  
facility



Transportation terminal  
Automotive repair services  
Commercial blood plasma center  
Pawn shop services  
Campground

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) and other applicable requirements of the City Code.





N  
1' = 400'

 Subject Property  
 Base Map

### ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0060  
ZONING CHANGE: CS to CS-MU  
LOCATION: 2801 Hancock Drive  
SUBJECT AREA: 0.456 ACRES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Exhibit A**