AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7309 SOUTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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-mixed use-conditional overlay (CS-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0069, on file at the Planning and Zoning Department, as follows:

Lot 1, Bennett Tract Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201400265 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7309 South IH-35 Service Road Northbound 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. Development of the Property may not exceed 36 residential units per acre.
 - B. The following uses are prohibited uses for the Property:

Adult-oriented businesses Pawn shop services

Bail bond services Vehicle storage

PART 3. 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) district, and other applicable requirements of the City Code.

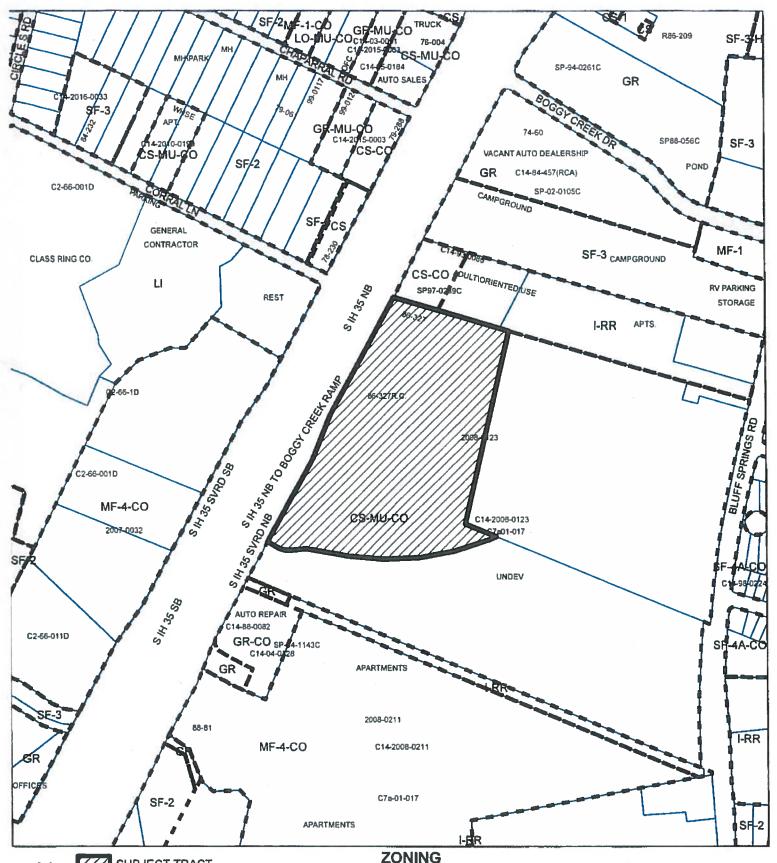
Draft 8/10/2018

ART 4. This ordinance takes effect on	, 2018.
ASSED AND APPROVED	
	§ § Steve Adler Mayor
PPROVED:	ATTEST:
Anne L. Morgan City Attorney	Jannette S. Goodall City Clerk

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COA Law Department

Draft 8/10/2018







ZONING CASE#: C14-2018-0069

Exhibit A



PENDING CASE

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.



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