

**ORDINANCE NO. 20160811-063**

**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	Transportation terminal
Adult-oriented business	Automotive repair services
Bail bond services	Commercial blood plasma center
Outdoor entertainment	Pawn shop services
Outdoor sports and recreation	Campground
Drop-off recycling collection facility	

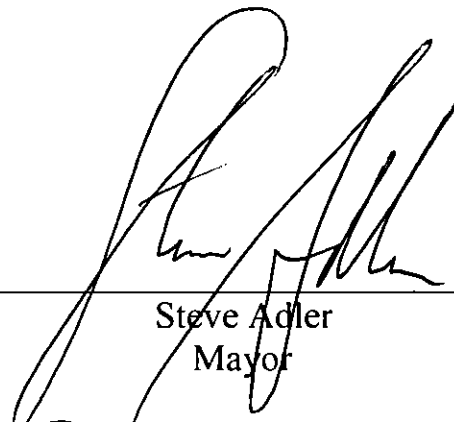
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 22, 2016.

**PASSED AND APPROVED**

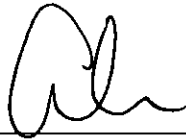
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August 11, 2016

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Steve Adler  
Mayor

**APPROVED:**

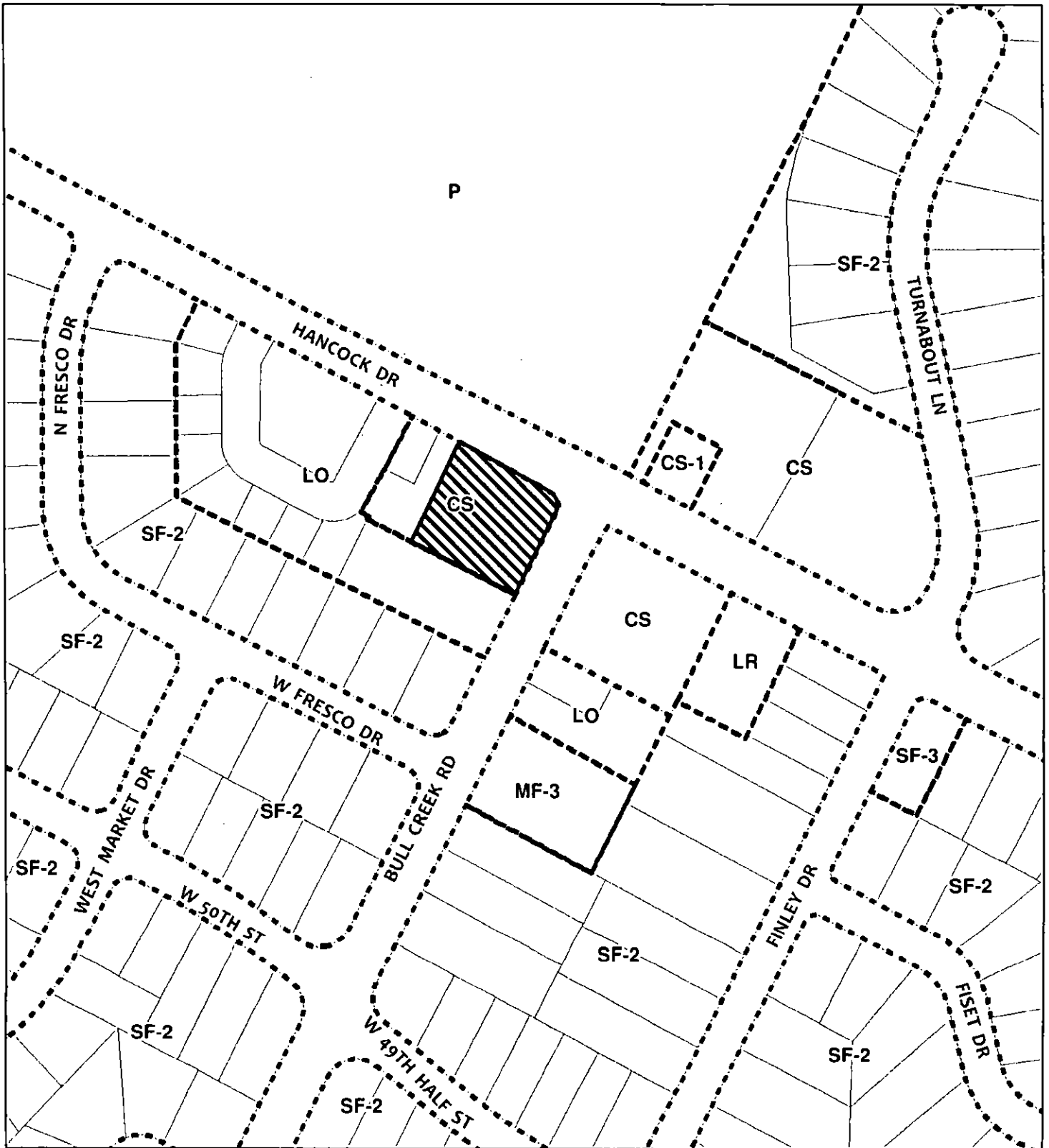


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Anne L. Morgan  
City Attorney

**ATTEST:**



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Jannette S. Goodall  
City Clerk



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**