

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8105 BURNET ROAD IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 community commercial-neighborhood plan (GR-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0078, on file at the Planning and Zoning Department, as follows:

Lot 1, Fred C. Morse Subdivision No. 6, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 73, Page 7, Plat Records of Travis County, Texas (the “Property”),

locally known as 8105 Burnet Road 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 prohibited uses on the Property:

Construction sales and services	Pawn shop services
Vehicle storage	Bail bond services
Commercial blood plasma center	Exterminating services
Kennels	

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

1 commercial services (CS) base district, mixed use (MU) combining district and other
2 applicable requirements of the City Code.
3

4 **PART 4.** The Property is subject to Ordinance No. 040401-32A that established zoning for
5 the Wooten Neighborhood Plan.
6




7 **PART 5.** This ordinance takes effect on _____, 2018.
8

9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2018 § _____
14 Steve Adler
15 Mayor
16

17
18 **APPROVED:** _____ **ATTEST:** _____
19 Anne L. Morgan Jannette S. Goodall
20 City Attorney City Clerk
21



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

Zoning Case C14-2018-0078

Exhibit A



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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.