ORDINANCE NO. __________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11800 DESSAU ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0088, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Copperfield Section One Phase G, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 85, Page 197, Plat Records of Travis County, Texas (the “Property”), locally known as 11800 Dessau 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 not permitted uses on the Property:

- Automotive rentals
- Automotive sales
- Bail bond services
- Drop-off recycling collection facility
- Funeral services
- Pawn shop services
- Outdoor entertainment
- Automotive repair services
- Automotive washing (of any type)
- Commercial off-street parking
- Exterminating services
- General retail sales (general)
- Hospital services (general)
- Outdoor sports and recreation

B. Drive-in service use is prohibited as an accessory use to restaurant (general and limited) uses.
C. Development of the Property may not exceed an impervious coverage of 70%.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

______________________________, 2019

$  

$  

$  

Steve Adler
Mayor

APPROVED: __________________________  ATTEST: __________________________

Anne L. Morgan              Jannette S. Goodall
City Attorney               City Clerk
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.

ZONING CASE#: C14-2019-0088

Exhibit A