

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 11608 NORTH LAMAR BOULEVARD FROM**  
3 **MOBILE HOME RESIDENCE (MH) DISTRICT TO NEIGHBORHOOD**  
4 **COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from mobile home residence (MH) district to neighborhood  
10 commercial-conditional overlay (LR-CO) combining district on the property described in  
11 Zoning Case No. C14-2007-0063, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 A 0.5 acre tract of land, more or less, out of and a part of Lot 9, Frank Stark  
15 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according  
16 to the map or plat of record in Plat Book 4, Page 199, of the Plat Records of Travis  
17 County, Texas; and further described in a deed of record in Volume 11126, Page  
18 1098, of the Official Public Records of Travis County, Texas (the "Property"),

19  
20 locally known as 11608 North Lamar Boulevard, in the City of Austin, Travis County,  
21 Texas, and generally identified in the map attached as Exhibit "A".

22  
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:

25  
26 The following uses are prohibited uses of the Property:

27  
28 Consumer convenience services                      Off-site accessory parking  
29 Guidance services                                      Pet services  
30 Restaurant (limited)                                      Service station

31  
32 Except as specifically restricted under this ordinance, the Property may be developed and  
33 used in accordance with the regulations established for the neighborhood commercial (LR)  
34 base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2007.

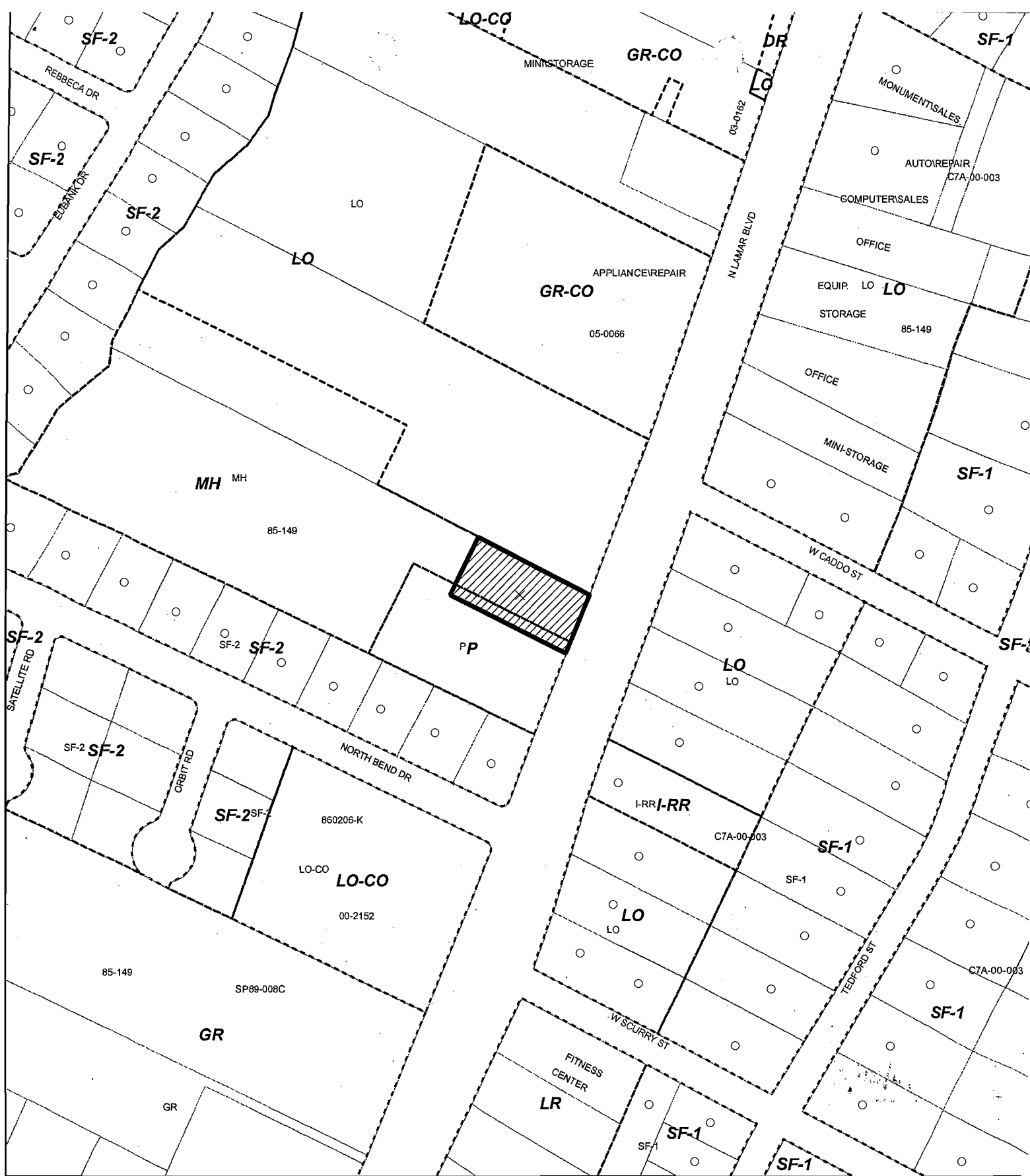
**PASSED AND APPROVED**

\_\_\_\_\_, 2007

www.ck12.org

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith Shirley A. Gentry  
City Attorney City Clerk



Subject Tract



Zoning Boundary



Pending Cases

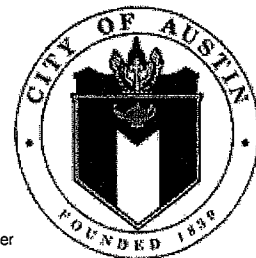


1" = 200'

CASE MGR: J.ROUSSELIN

## ZONING EXHIBIT A

CASE#: C14-2007-0063  
 ADDRESS: 11608 N LAMAR BLVD  
 SUBJECT AREA: .50 AC.  
 GRID: M32



This map has been produced by G.I.S. Services for the sole purpose of geographic referer  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.