ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 11514 RESEARCH BOULEVARD SERVICE ROAD
SOUTHBOUND FROM LIMITED OFFICE (LO) 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 limited office (LO) district to community commercial-
conditional overlay (GR-CO) combining district on the property described in Zoning Case
No. C14-2019-0131, on file at the Planning and Zoning Department, as follows:

A 1.974 acre (approximately 85,992 square feet) tract of land, situated in the
William Bell Survey No. 24, Abstract No. 116, Travis County, Texas, said 1.974
acres of land being more particularly described by metes and bounds in Exhibit
“A” incorporated into this ordinance (the “Property”),

locally known as 11514 Research Boulevard Service Road Southbound in the City of
Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

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:

Alternative financial services   Automotive rentals
Bail bond services               Business or trade school
Business support services        College and university facilities
Commercial off-street parking    Community recreation (private)
Community recreation (public)    Congregate living
Consumer convenience services    Consumer repair services
Custom manufacturing            Drop-off recycling collection facility
Exterminating services           Financial services
Food preparation                 Food sales
Funeral services                 General retail sales (convenience)
General retail sales (general)   Group home, Class II
Guidance services               Hotel-motel
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) district and other applicable requirements of the City Code.

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

PASSED AND APPROVED

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__________________________, 2019

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

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