

**ORDINANCE NO. 20210304-095**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12212 AND 12316 TECH RIDGE BOULEVARD AND 201 ½ AND 211 CANYON RIDGE DRIVE FROM COMMUNITY COMMERCIAL (GR) DISTRICT, LIMITED INDUSTRIAL SERVICES (LI) DISTRICT, AND RURAL RESIDENCE (RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 (GR) district, limited industrial services (LI) district, and rural residence (RR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2020-0110, on file at the Housing and Planning Department, as follows:

Lots 5, 6, and 7, Block B, SECOND AMENDED PLAT OF LOTS 5, 6, AND 7, BLOCK B, TECH RIDGE CENTER PHASE IV, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201700247, Plat Records Travis County, Texas (the "Property"),

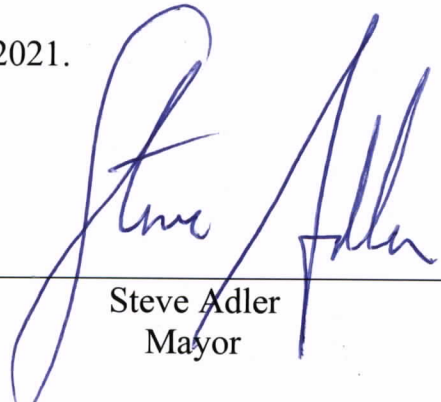
locally known as 12212 and 12316 Tech Ridge Boulevard and 201 ½ and 211 Canyon Ridge Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** This ordinance takes effect on March 15, 2021.

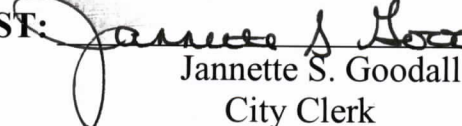
**PASSED AND APPROVED**

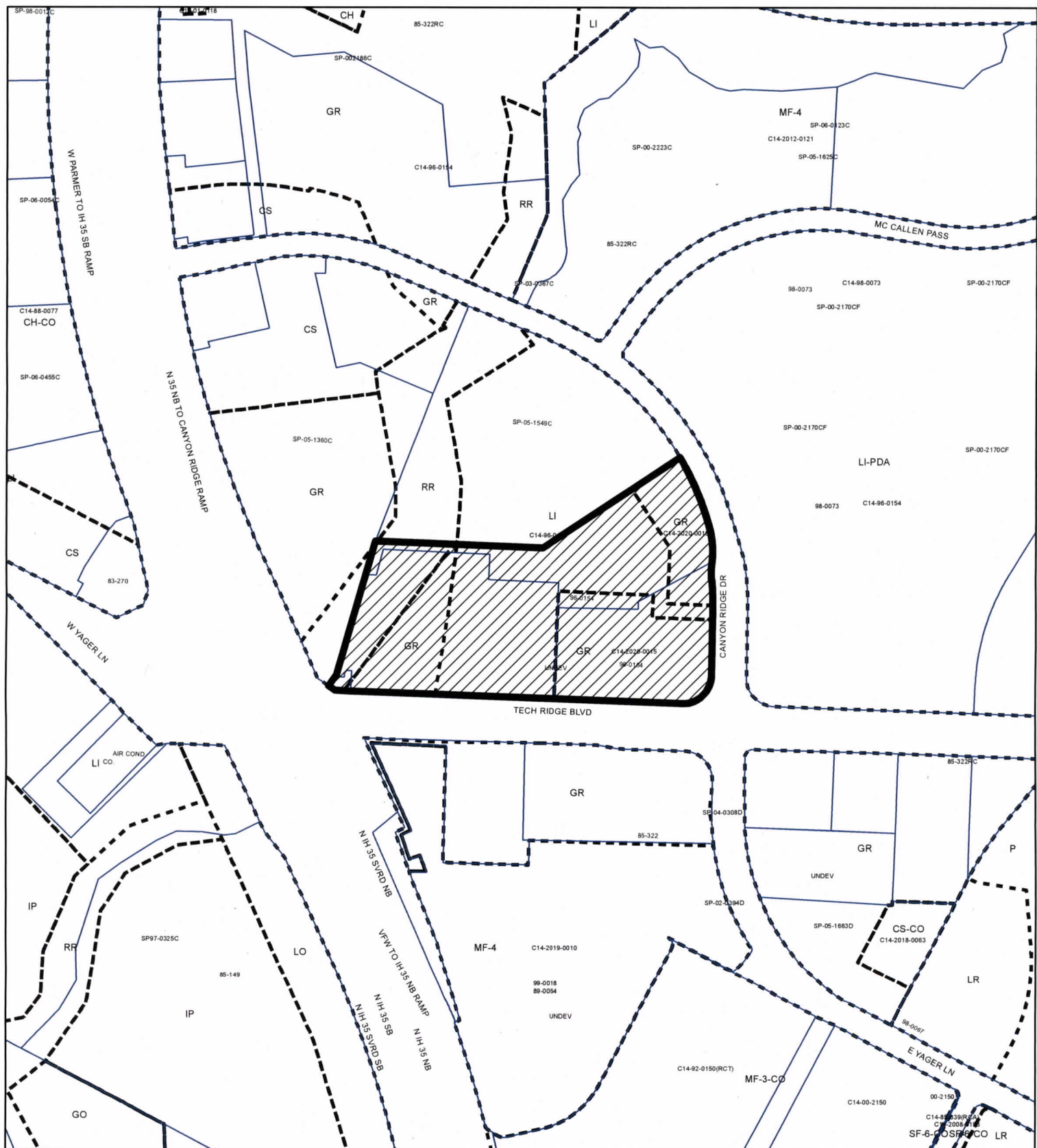
\_\_\_\_\_, March 4, 2021

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Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk






## ZONING

ZONING CASE#: C14-2020-0110

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.



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