

**ORDINANCE NO. 20210520-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11630 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT AND MOBILE HOME RESIDENCE (MH) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT ON TRACT 2.**

**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 and mobile home residence (MH) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on Tract 1 and limited office-mixed use (LO-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0002.SH, on file at the Housing and Planning Department, as follows:

**Tract 1:**

The eastern 630 feet of Lot 8, Stark Frank Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 199, Plat Records, Travis County, Texas, and

**Tract 2:**

The remaining western portion of Lot 8, aligned with Walnut Creek (the "Property"),

locally known as 11630 North Lamar Boulevard 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 Tract 1 of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Business or trade school	Business support services
College and university facilities	Commercial off-street parking
Community recreation (private)	Community recreation (public)

Exterminating services  
Food sales  
General retail sales (general)  
Hotel-motel  
Indoor sports and recreation  
Outdoor sports and recreation  
Pet services  
Research services  
Theater

Financial services  
Funeral services  
Hospital services (limited)  
Indoor entertainment  
Off-site accessory parking  
Pawn shop services  
Private secondary educational facilities  
Service station

- B. Drive-in service is prohibited as an accessory use to restaurant (general and limited) uses on Tract 1 of the Property.

**PART 3.** Except as specifically restricted under this ordinance, Tract 1 of the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on May 31, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      §  
                                 §  
                                 §  
                                 §  
Steve Adler  
Mayor

**APPROVED:** Anne L. Morgan **ATTEST:** Jannette S. Goodall  
Anne L. Morgan by 07      Jannette S. Goodall  
City Attorney      City Clerk



$$1'' = 400'$$