ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11700 NORTH IH-35 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. C14-2021-0054, on file at the Housing and Planning Department, as follows:

Lots 122 and 123, WALNUT FOREST, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 127, Plat Records, Travis County, Texas (the "Property"),

locally known as 11700 North IH-35 Service Road Southbound 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 the Property:

Alternative financial services Automotive repair services Automotive washing (of any type) Commercial off-street parking Community recreation (public) Drop-off recycling collection facility Funeral services Hotel-motel Off-site accessory parking Pawn shop services Pet services Restaurant (general) Automotive rentals Automotive sales Bail bond services Community recreation (private) Consumer convenience services Exterminating services General retail sales (general) Indoor entertainment Outdoor sports and recreation Pedicab storage and dispatch Printing and publishing Service station

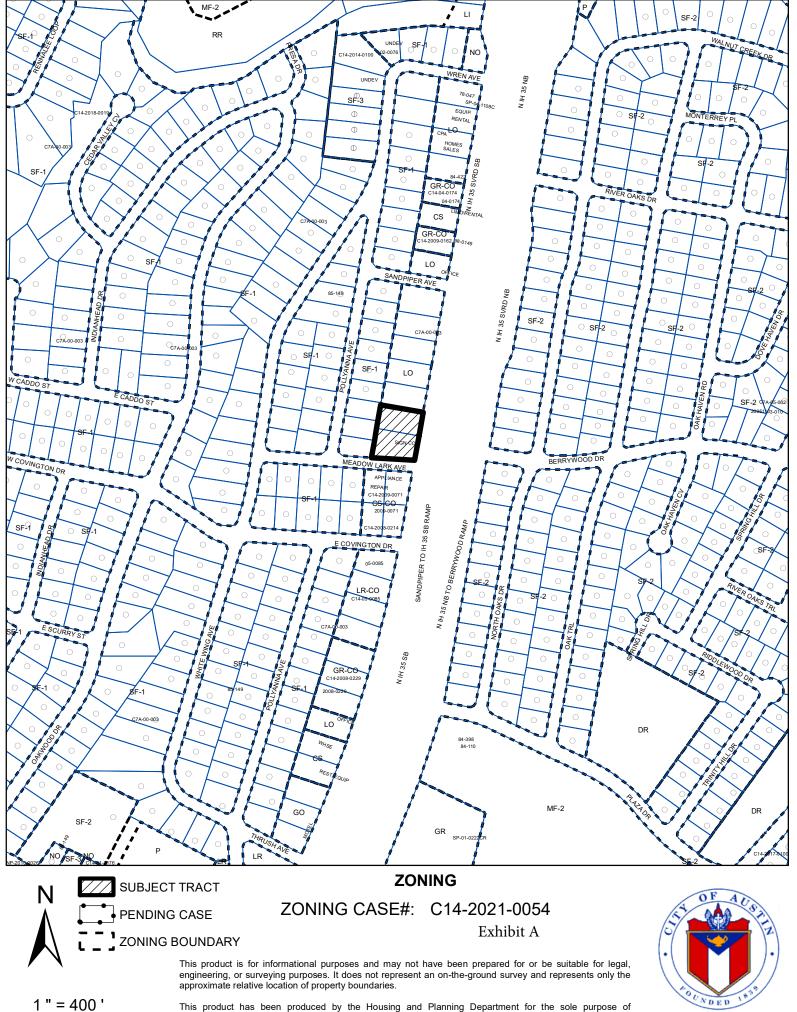
B. Drive-in service use as an accessory use is prohibited on the Property.

Draft 7/15/2021

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	dinance takes effect on	l	, 2021.
PASSED AND A	APPROVED		
	, 2021	§ §	
			Steve Adler Mayor
APPROVED:		ATTEST:	
	Anne L. Morgan City Attorney		Jannette S. Goodall City Clerk



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