

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:

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

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

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) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021

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Steve Adler
Mayor

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

