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ORDINANCE NO.	
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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5804 NORTH IH-35 SERVICE ROAD SOUTHBOUND IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0162, on file at the Housing and Planning Department, as follows:

Lot C-1, Metro Park II, Travis County, Texas, according to the map or plat thereof, recorded in Volume 78, Page 31, Plat Records of Travis County, Texas (the "Property"),

locally known as 5804 North IH-35 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 prohibited uses on the Property:

Adult oriented businesses Pawn shop services

(B) The following uses are conditional uses of the Property:

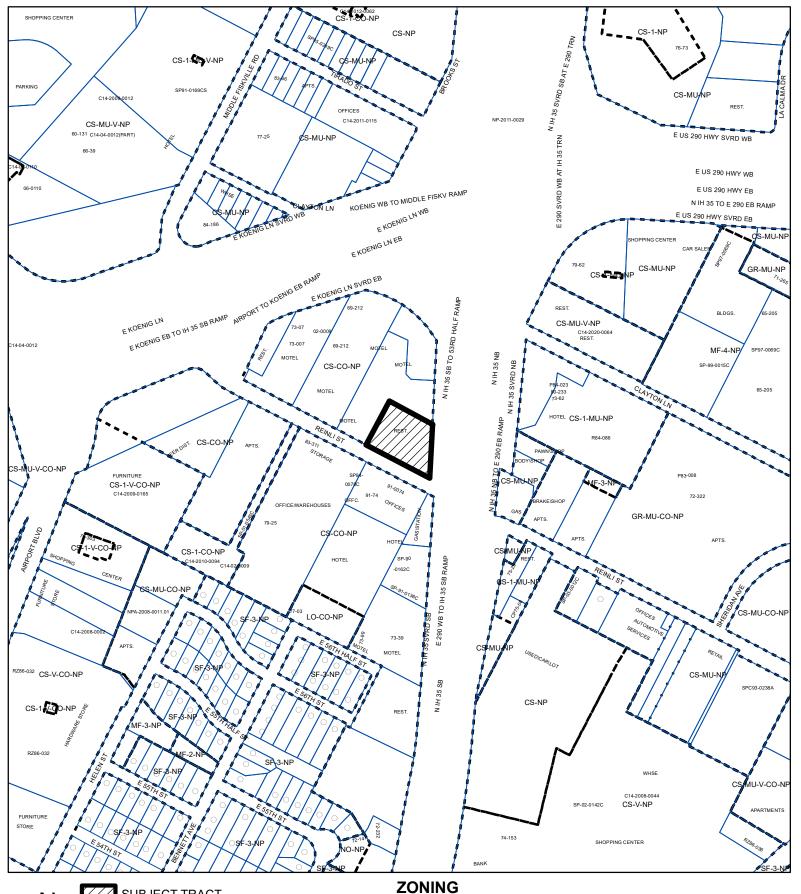
Campground Commercial blood plasma center

Convenience storage Equipment sales Kennels Vehicle storage

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general

Draft 12/2/2021 Page 1 of 2 COA Law Department

	20523-31 that establish rdinance takes effect or	_	North Loop Neighborhood Pl, 2021.
PASSED AND A	APPROVED		
		§ § §	Steve Adler Mayor
APPROVED: _		ATTEST:	
	Anne L. Morgan City Attorney		Myrna Rios Interim City Clerk



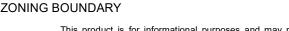


SUBJECT TRACT

PENDING CASE

ZONING CASE#: C14-2021-0162

Exhibit A



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 10/6/2021