

ORDINANCE NO. 20220324-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10609, 10611, 10613, AND 10615 BROWNIE DRIVE; AND 10610, 10612, AND 10614 MIDDLE FISKVILLE ROAD IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT ON TRACT 1 AND FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on Tract 1 and from neighborhood commercial-neighborhood plan (LR-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on Tract 2, on the property described in Zoning Case No. C14-2021-0039, on file at the Housing and Planning Department, as follows:

Tract 1: Lot 1 less the north 5 feet and the west 5 feet, Lot 2 less the west 5 feet, Lot 3 less the west 5 feet, Lot 4 less the west 5 feet, Block D, NORTHMEDE SECTION ONE, according to the map or plat thereof, recorded in Volume 17, Page 46, Plat Records of Travis County, Texas, and

Tract 2: Lots 6-7, and Lot 8 less the north 5 feet, Block D, NORTHMEDE SECTION ONE, according to the map or plat thereof, recorded in Volume 17, Page 46, Plat Records of Travis County, Texas (collectively referred to as the “Property”),

locally known as 10609, 10611, 10613, and 10615 Brownie Drive; and 10610, 10612, and 10614 Middle Fiskville Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

PART 2. Tract 2 of 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 2:

Agricultural sales and services	Alternative financial services
Automotive repair services	Automotive washing (of any type)
Bail bond services	Bed and breakfast (Group 2)
Building maintenance services	Campground
Club or lodge	College and university facilities
Community events	Community recreation (private)
Community recreation (public)	Congregate living
Construction sales and services	Convenience storage
Custom manufacturing	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Exterminating services	Family home
Funeral services	General retail sales (general)
Hospital services (general)	Hospital services (limited)
Hotel-motel	Indoor crop production
Indoor entertainment	Indoor sports and recreation
Kennels	Limited warehousing and distribution
Maintenance and service facilities	Monumental retail sales
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Plant nursery
Private primary educational facilities	Private secondary educational facilities
Research services	Residential treatment
Safety services	Theater
Transitional housing	Transportation terminal
Urban farm	Vehicle storage
Veterinary services	

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 commercial services (CS) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

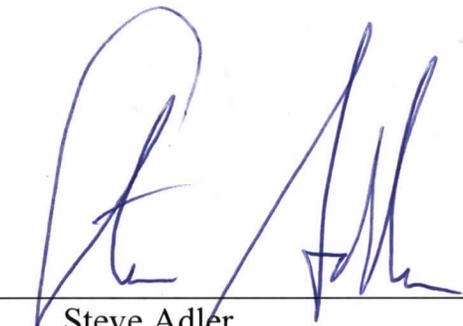
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100624-111 that established zoning for the North Lamar Neighborhood Plan.

PART 5. This ordinance takes effect on April 4, 2022.

PASSED AND APPROVED

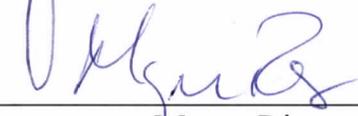
_____ March 24 _____, 2022

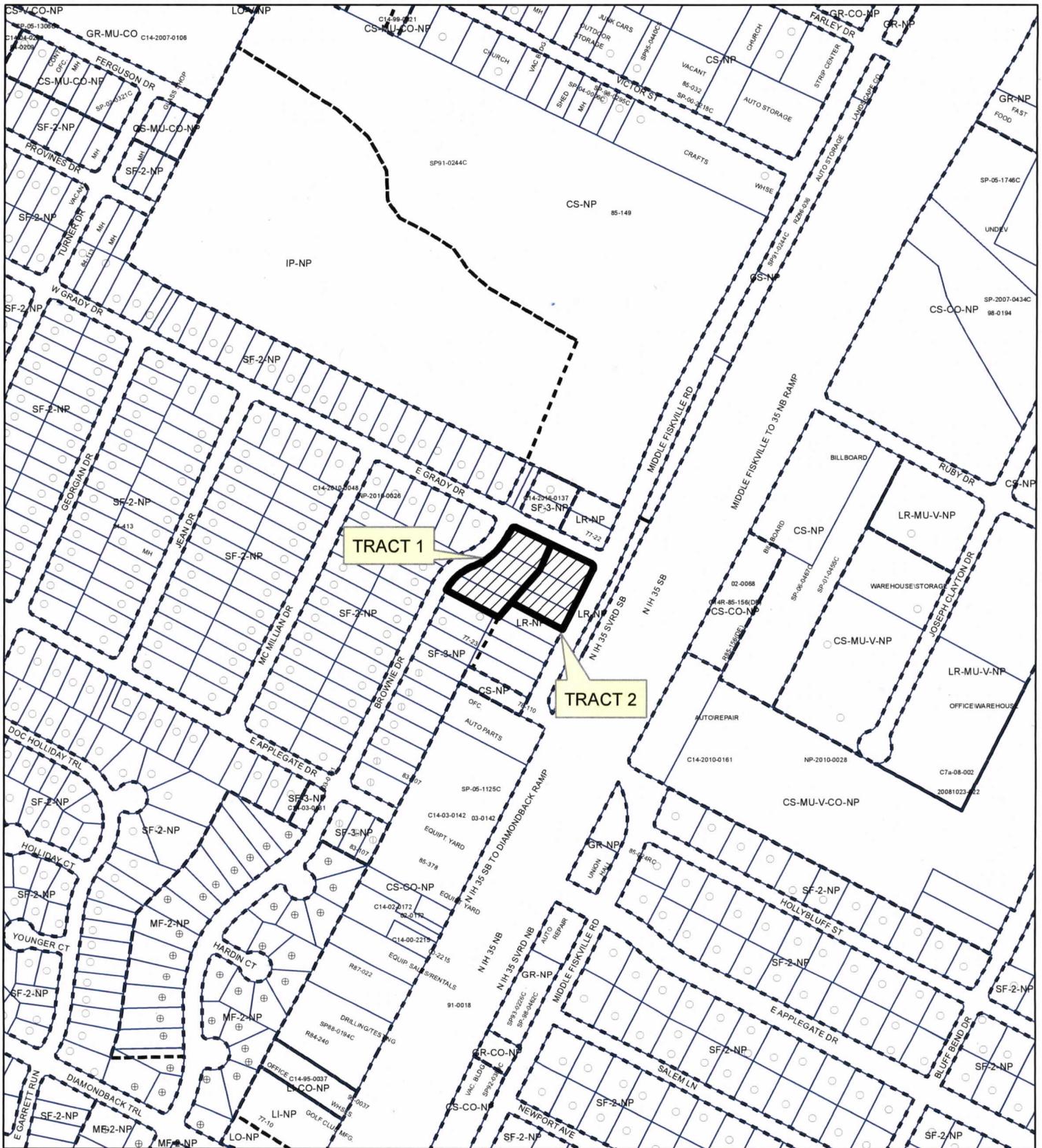
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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Myrna Rios
City Clerk



TRACT 1

TRACT 2

ZONING

ZONING CASE#: C14-2021-0039

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 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



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