

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13424 LYNDHURST STREET AND 13443 NORTH FM 620 ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-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 interim-single family residence standard lot (I-SF-2) district and community commercial-conditional overlay (GR-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2021-0155, on file at the Housing and Planning Department, as follows:

A portion of Lot 1 and all of Lot 2, Block A, MAYLINE, a subdivision in Williamson County, Texas, according to the map or plat thereof as recorded in Cabinet N, Slides 119-120 of the Plat Records of Williamson County, Texas, with that portion of Lot 1 and all of Lot 2, Block A, MAYLINE being more particularly described in Warranty Deed with Vendor's Lien recorded in Document No. 201122369, Real Property Records of Williamson County, Texas (the "Property"),

locally known as 13424 Lyndhurst Street and 13443 North FM 620 Road Northbound 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:

Automotive sales	Bail bond services
Commercial off-street parking	Drop-off recycling collection facility
Exterminating services	Off-site accessory parking
Pawn shop services	Personal improvement services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for 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 _____, 2022.

PASSED AND APPROVED

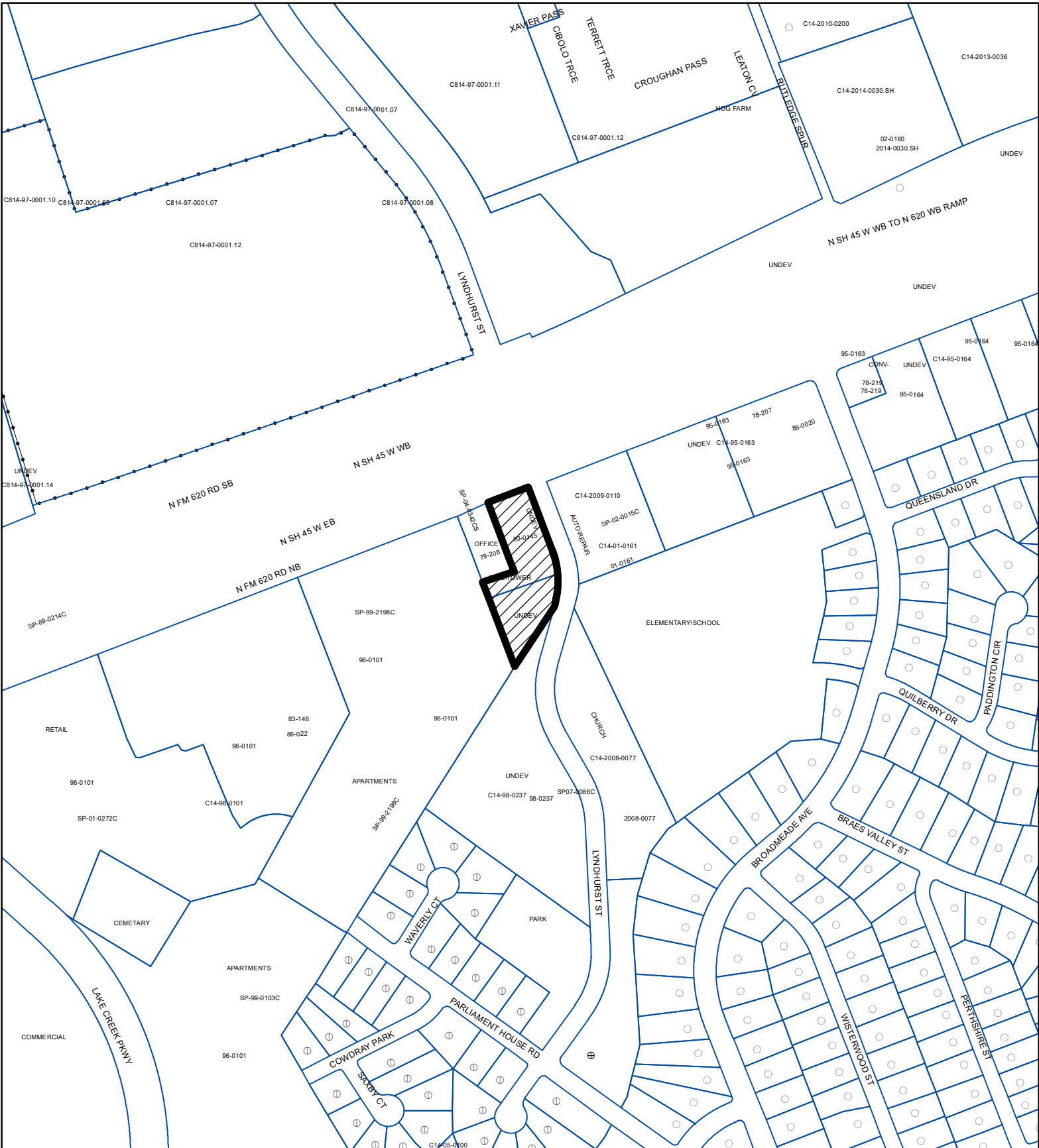
_____, 2022




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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan Myrna Rios
City Attorney City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0155

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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