

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2800 SOUTH LAMAR BOULEVARD, 2805 AND 2807
3 SKYWAY CIRCLE FROM MULTI FAMILY RESIDENCE MEDIUM DENSITY
4 (MF-3) DISTRICT, GENERAL COMMERCIAL SERVICES-VERTICAL MIXED
5 USE BUILDING (CS-V) COMBINING DISTRICT, COMMUNITY
6 COMMERCIAL-VERTICAL MIXED USE BUILDING (GR-V) COMBINING
7 DISTRICT AND MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3)
8 DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE
9 BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT
10 AND COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY
11 (GR-MU-CO) COMBINING DISTRICT.

12
13 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

14
15 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
16 change the base district from multi family residence medium density (MF-3) district,
17 general commercial services-vertical mixed use building (CS-V) combining district,
18 community commercial-vertical mixed use building (GR-V) combining district and multi
19 family residence medium density (MF-3) district to community commercial-vertical mixed
20 use building-conditional overlay (GR-V-CO) combining district and community
21 commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the
22 property described in Zoning Case No. C14-2013-0046.SH, on file at the Planning and
23 Development Review Department, as follows:

24
25 **Tract 1:**

26 From multi family residence medium density (MF-3) district, general commercial
27 services-vertical mixed use building (CS-V) combining district and community
28 commercial-vertical mixed use building (GR-V) combining district to community
29 commercial-vertical mixed use building-conditional overlay (GR-V-CO)
30 combining district

31
32 Lot 13-A, Resubdivision No. One, Barton Village Section Three Subdivision, a
33 subdivision in the City of Austin, Travis County, Texas, according to the map or
34 plat of record in Plat Book 45, Page 12 of the Plat Records of Travis County,
35 Texas (the "Property"); and,
36
37

1 **Tract 2:**

2 From multi family residence medium density (MF-3) district to community
3 commercial-mixed use-conditional overlay (GR-MU-CO) combining district
4

5 Lot 8-A and 9-A, Resubdivision No. One, Barton Village Section Three
6 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
7 to the map or plat of record in Plat Book 45, Page 12 of the Plat Records of Travis
8 County, Texas (the "Property"),
9

10 locally known as 2800 South Lamar Boulevard, 2805 and 2807 Skyway Circle, in the City
11 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit
12 "A".
13

14 **PART 2.** The Property within the boundaries of the conditional overlay combining district
15 established by this ordinance is subject to the following conditions:
16

- 17 A. Vehicular access from the Property to Skyway Circle is prohibited except for
18 pedestrian, bicycle and emergency ingress and egress. All vehicular access to
19 the Property shall be from other adjacent public streets or through other
20 adjacent property.
21
- 22 B. The following uses are prohibited uses of the Property on Tract 2:
23

Administrative and business offices	Alternative financial services
Art gallery	Art workshop
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Bed & breakfast (Group 1)
Bed & breakfast (Group 2)	Business support services
Club or lodge	College and university facilities
Commercial off-street parking	Communication service facilities
Communications services	Community events
Community garden	Community recreation (private)
Community recreation (public)	Consumer convenience services
Consumer repair services	Counseling services
Cultural services	Custom manufacturing
Day care services (commercial)	Day care services (general)
Day care services (limited)	Drop-off recycling collection facility
Exterminating services	Financial services
Food preparation	Funeral services

General retail sales (convenience)
Guidance services
Hospital services (limited)
Indoor entertainment
Local utility services

Medical offices-not exceeding
5,000 sq. ft. gross floor area
Outdoor entertainment
Outdoor sports and recreation
Personal improvement services
Pet services
Printing and publishing
Private secondary educational facilities
Public primary educational facilities
Religious assembly
Residential treatment
Restaurant (limited)
Retirement housing (small site)
Service station
Software development
Theater
Food sales

General retail sales (general)
Hospital services (general)
Hotel-motel
Indoor sports and recreation
Medical offices-not exceeding 5,000
sq. Ft gross floor area
Mobile home residential

Business or trade school
Pawn shop services
Personal services
Plant nursery
Private primary educational facilities
Professional office
Public secondary educational facilities
Research services
Restaurant (general)
Retirement housing (large site)
Safety services
Short-term rental
Telecommunication tower
Urban farm

C. The following uses are prohibited uses of the Property on Tract 1:

Automotive repair services
Automotive sales
Bail bond services
Hotel-motel
Outdoor sport and recreation

Automotive rentals
Automotive washing (of any type)
Exterminating services
Service station
Pawn shop services

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) district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

_____, 2013 §
 §
 § _____

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk