

**ORDINANCE NO. 20130523-101**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2800 SOUTH LAMAR BOULEVARD, 2805 AND 2807 SKYWAY CIRCLE FROM MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT, GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING (CS-V) COMBINING DISTRICT, COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING (GR-V) COMBINING DISTRICT AND MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT AND 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 multi family residence medium density (MF-3) district, general commercial services-vertical mixed use building (CS-V) combining district, community commercial-vertical mixed use building (GR-V) combining district and multi family residence medium density (MF-3) district to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2013-0046.SH, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

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

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

**Tract 2:**

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

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

locally known as 2800 South Lamar Boulevard, 2805 and 2807 Skyway Circle, in the City of Austin, Travis County, Texas, and 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. Vehicular access from the Property to Skyway Circle is prohibited except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- B. The following uses are prohibited uses of the Property on Tract 2:

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 June 3, 2013.

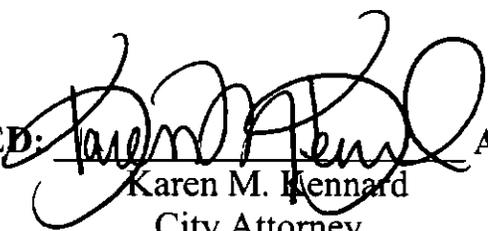
**PASSED AND APPROVED**

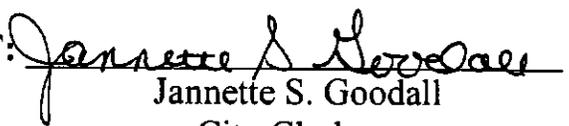
May 23, 2013

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Lee Deffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk

# C14-201J-0046.SH / Skyway Studios

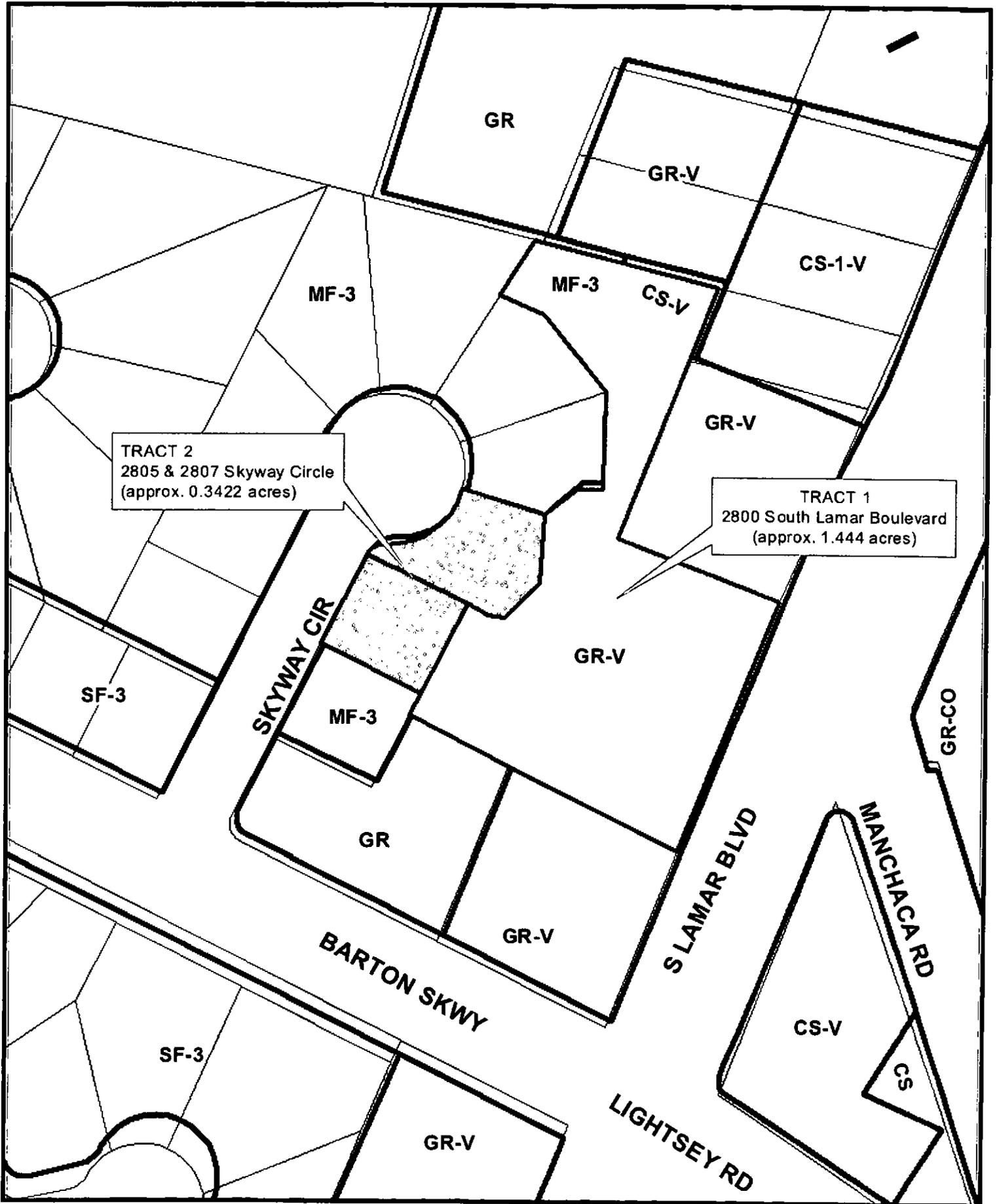
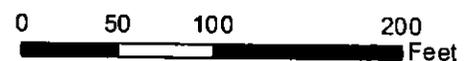


Exhibit A



1 inch = 100 feet