

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 11835 JOLLYVILLE ROAD FROM LIMITED  
3 OFFICE (LO) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT AND  
4 COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY  
5 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO)  
6 COMBINING DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited office (LO) district, family residence (SF-3) district  
12 and community commercial (GR) district to community commercial-mixed use-conditional  
13 overlay (GR-MU-CO) combining district on the property described in Zoning Case No.  
14 C14-2014-0095, on file at the Planning and Development Review Department, as follows:  
15

16 Lots 1 and 2, LE Tounge Addition Subdivision, a subdivision in the City of  
17 Austin, Travis County, Texas, according to the map or plat of record in Plat Book  
18 21, Page 23, of the Plat Records of Travis County, Texas (the "Property"),  
19

20 locally known as 11835 Jollyville Road in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

23 PART 2. The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following conditions:  
25

- 26 A. A site plan or building permit for the Property may not be approved, released,  
27 or issued, if the completed development or uses of the Property, considered  
28 cumulatively with all existing or previously authorized development and uses,  
29 generate traffic that exceeds 2,000 trips per day.  
30
- 31 B. The maximum height, as defined by City Code, of a building or structure on the  
32 Property may not exceed 40 feet.  
33
- 34 C. The maximum height, as defined by City Code, of a building or structure on the  
35 Property may not exceed 3 stories.  
36  
37

1 D. The following uses are prohibited uses of the Property:  
2

Automotive repair services  
Automotive sales  
Bail bond services  
Pawn shop services

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

3  
4 Except as specifically restricted under this ordinance, the Property may be developed and  
5 used in accordance with the regulations established for the community commercial (GR)  
6 base district, the mixed use combining district and other applicable requirements of the  
7 City Code.  
8

9 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.  
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11  
12 **PASSED AND APPROVED**

13  
14 §  
15 §  
16 \_\_\_\_\_, 2014 §

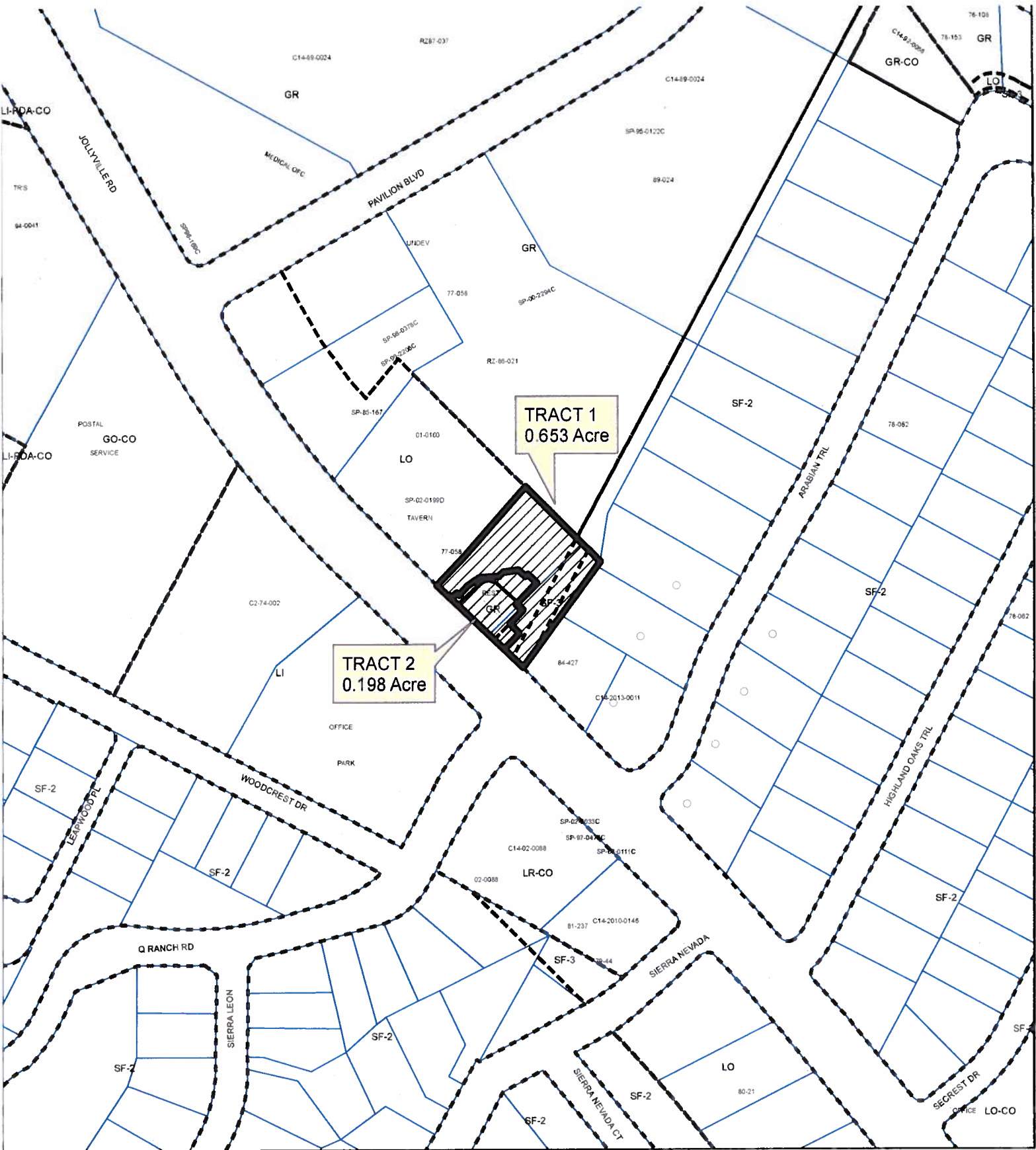
17 Lee Leffingwell  
18 Mayor  
19

20  
21 **APPROVED:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

22 **ATTEST:** \_\_\_\_\_  
23

Jannette S. Goodall  
City Clerk



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.

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