

**ORDINANCE NO. 20141211-144**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11421 AND 11423 NORTH LAMAR BOULEVARD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 neighborhood commercial (LR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2013-0113, on file at the Planning and Development Review Department, as follows:

Lot 1 and 2, Block C, Eubank Acres Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 7, Page 46 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11421 and 11423 North Lamar Boulevard 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Drive-in service is prohibited as an accessory use to a restaurant (general) and restaurant (limited) uses.
- C. The following uses are not permitted uses of the Property:

Automotive repair services  
Automotive sales  
Commercial off-street parking  
Funeral services

Bail bond services  
Automotive washing (of any type)  
Exterminating services  
Hotel-motel

Outdoor sports and recreation

Pawn shop services

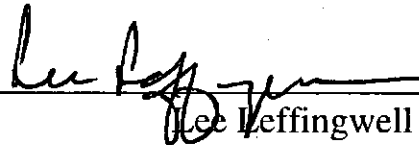
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 22, 2014.

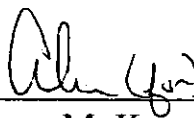
**PASSED AND APPROVED**

December 11, 2014

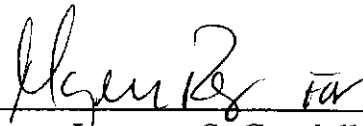
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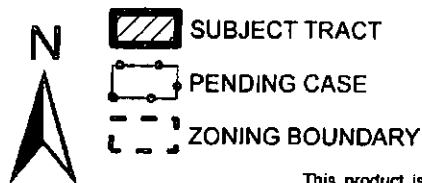
  
Lee Jeffingwell  
Mayor

**APPROVED:**

  
Karen M. Kennard  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



## ZONING

### ZONING CASE#: C14-2013-0113



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A