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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8300 NORTH IH-35 SOUTHBOUND SERVICE ROAD IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) 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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0022, on file at the Planning and Zoning Department, as follows:

Lot 2, Dinerstein Addition No. 2, a subdivision in Travis County, Texas, according to the map or plat recorded in Book 77, Page 305, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8300 North IH-35 Southbound Service Road 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:

Hotel-motel use is a conditional use for the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100624-112 that established zoning for the Georgian Acres Neighborhood Plan.

1 **PART 5.** This ordinance takes effect on _____, 2018.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2018 § _____
8 Steve Adler
9 Mayor

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11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
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