

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11713 JOLLYVILLE ROAD FROM LIMITED OFFICE (LO) DISTRICT TO 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 limited office (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0079, on file at the Planning and Zoning Department, as follows:

Lot 1, Lizzie Seiders Subdivision Resubdivision of Lot A and C, a subdivision in Travis County, Texas according to the map or plat of record in Volume 92, Page 192, Official Public Records of Travis County, Texas (the "Property"),

locally known as 11713 Jollyville 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:

A. The following uses are prohibited uses on the Property:

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|----------------------------------|--|
| Alternative financial services | Automotive rentals |
| Automotive repair services | Automotive sales |
| Automotive washing (of any type) | Bail bond services |
| Commercial off-street parking | Consumer convenience services |
| Consumer repair services | Drop-off recycling collection facility |
| Exterminating services | Financial services |
| General retail sales (general) | Hotel-motel |
| Indoor sports and recreation | Pawn shop services |
| Pedicab storage and dispatch | Pet services |
| Plant nursery | Research services |
| Service station | Theater |

Custom manufacturing
Community recreation (public)
Short-term rental

Community recreation (private)
Residential treatment

B. The following uses are conditional uses of the Property:

Food preparation
Outdoor sports and recreation

Outdoor entertainment

C. The maximum square footage for a restaurant (limited) use and restaurant (general) use on the Property is 7,000 square feet.

D. The maximum height, as defined in the City Code, of a building or structure on the Property shall not exceed 55 feet.

E. The maximum height, as defined by the City Code, of a building or structure within 50 feet of the northeastern most property line from Rain Forest Cove to the eastern property line shall be 29.5 feet.

F. Vehicular access from the Property to Rain Forest Cove is prohibited.

PART 3. 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) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

