

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11514 RESEARCH BOULEVARD SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) 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 limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0131, on file at the Planning and Zoning Department, as follows:

A 1.974 acre (approximately 85,992 square feet) tract of land, situated in the William Bell Survey No. 24, Abstract No. 116, Travis County, Texas, said 1.974 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11514 Research Boulevard Service Road Southbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**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 not permitted uses on the Property:

Alternative financial services	Automotive rentals
Bail bond services	Business or trade school
Business support services	College and university facilities
Commercial off-street parking	Community recreation (private)
Community recreation (public)	Congregate living
Consumer convenience services	Consumer repair services
Custom manufacturing	Drop-off recycling collection facility
Exterminating services	Financial services
Food preparation	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Group home, Class II
Guidance services	Hotel-motel

Hospital services (general)  
Indoor entertainment  
Off-site accessory parking  
Outdoor sports and recreation  
Pedicab storage and dispatch  
Personal services  
Plant nursery  
Private secondary educational facilities  
Residential treatment  
Restaurant (limited)  
Short-term rental

Hospital services (limited)  
Indoor sports and recreation  
Outdoor entertainment  
Pawn shop services  
Personal improvement services  
Pet services  
Printing and publishing  
Research services  
  
Restaurant (general)  
Service station  
Theater

**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) district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, 2019      §  
   §  
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   § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk