

ORDINANCE NO. 20210729-157

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11700 NORTH IH-35 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. C14-2021-0054, on file at the Housing and Planning Department, as follows:

Lots 122 and 123, WALNUT FOREST, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 127, Plat Records, Travis County, Texas (the “Property”),

locally known as 11700 North IH-35 Service Road Southbound 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:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Commercial off-street parking	Community recreation (private)
Community recreation (public)	Consumer convenience services
Drop-off recycling collection facility	Exterminating services
Funeral services	General retail sales (general)
Hotel-motel	Indoor entertainment
Off-site accessory parking	Outdoor sports and recreation
Pawn shop services	Pedicab storage and dispatch
Pet services	Printing and publishing
Restaurant (general)	Service station

B. Drive-in service use as an accessory use is prohibited on 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 community commercial (GR) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on August 9, 2021.


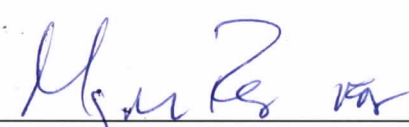
PASSED AND APPROVED

July 29, 2021

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Steve Adler
Mayor

APPROVED:  **ATTEST:** 
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

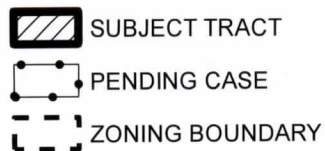


Exhibit A



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

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$$1'' = 400'$$