

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5225 NORTH LAMAR BOULEVARD, IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-CO-V-NP) COMBINING DISTRICT, NEIGHBORHOOD COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LR-MU-V-NP) COMBINING DISTRICT, LIMITED OFFICE-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (LO-MU-V-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-CO-V-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-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, limited office-mixed use-vertical mixed use building-neighborhood plan (LO-MU-V-NP) combining district, and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to general commercial services-conditional overlay-vertical mixed use building-neighborhood plan (CS-CO-V-NP) combining district on the property described in Zoning Case No. C14-2022-0119, on file at the Planning Department, as follows:

LOT 10, BLOCK "B" of MURRAY PLACE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 197, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5225 North Lamar Boulevard 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 conditional uses on the Property:

Adult oriented businesses
Automotive sales
Commercial blood plasma
center
Convenience storage
Equipment sales
Vehicle storage

Agricultural sales and services
Campground
Construction sales and services
Equipment repair services
Kennels

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

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020523-30 that established zoning for the North Loop Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2023.

PASSED AND APPROVED

§
§
§

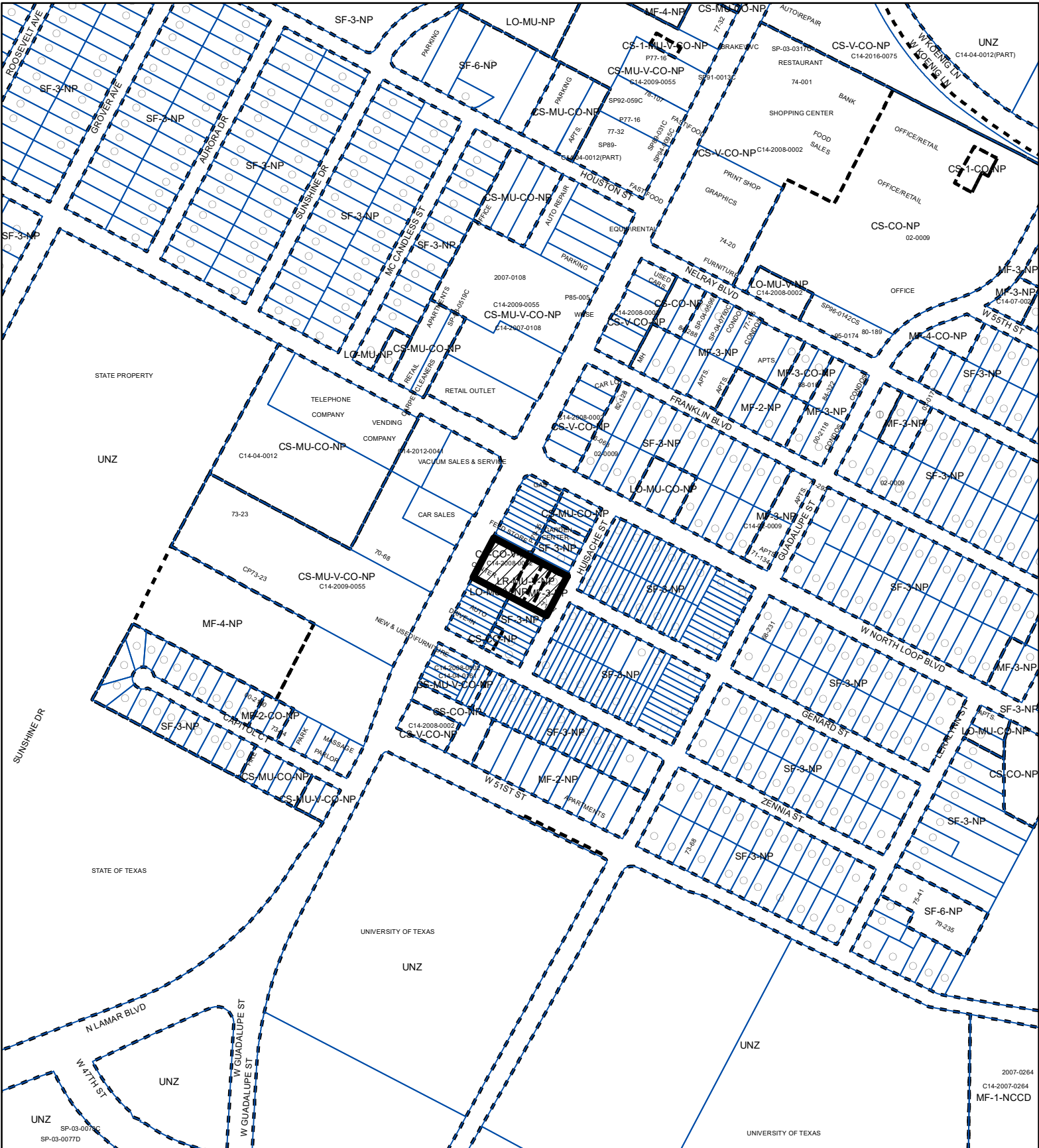
_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

EXHIBIT A

ZONING CASE#: C14-2022-0119

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 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



Created: 8/30/2022