

ORDINANCE NO. _____

THE ZONING MAP FOR THE PROPERTY LOCATED AT 8226, 8230, 8238, AND 8240 GEORGIAN DRIVE IN THE NORTH LAMAR COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-neighborhood plan (LR-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. C14-2022-0166, on file at the Planning Department, as follows:

LOTS 1, 2, 3, AND 4, RESUBDIVISION NO. 1 HOAGLAND ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 66, Page 37, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 8226, 8230, 8238, and 8240 Georgian Drive in the City of Austin, Travis County, Texas, and 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 use is a conditional use of the Property:

Construction Sales and Services

(B) The following uses are prohibited uses of the Property:

Automotive Rental
Automotive Sales
Bail Bond Services
Limited Warehousing &
Distribution
Vehicle Storage

Automotive Repair Services
Automotive Washing (of any type)
Custom Manufacturing
Service Station

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, the mixed use combining 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. 20100624-112 that established zoning for the Georgian Acres Neighborhood Plan.

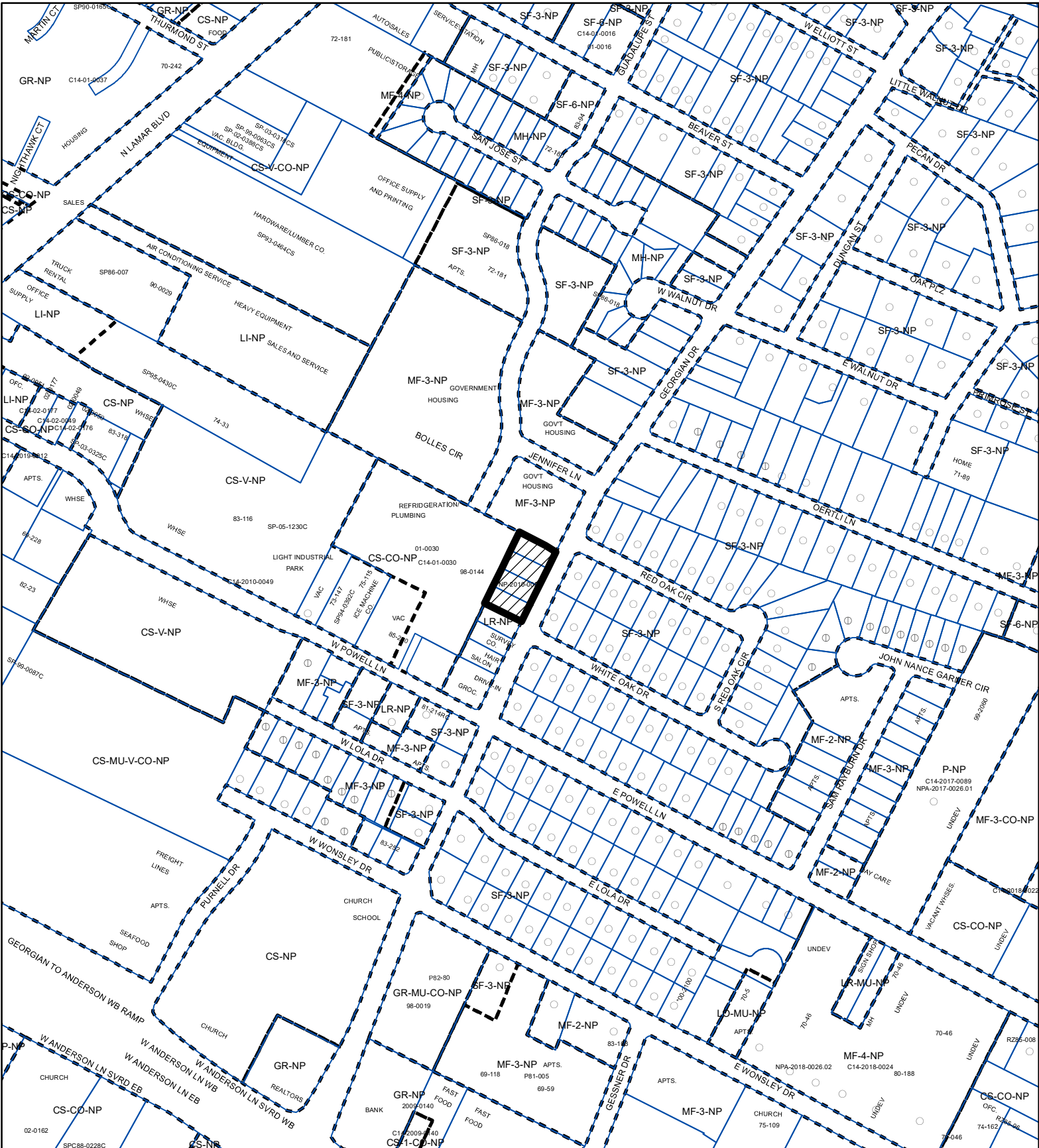
PART 5. This ordinance takes effect on _____, 2023.




PASSED AND APPROVED

_____, 2023

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk



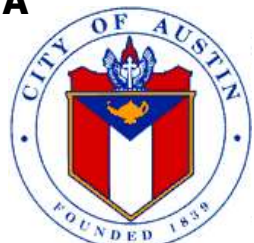
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2022-0166

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

Created: 11/30/2022