

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 7800 AND 7800 1/2 NORTH INTERSTATE**  
3 **HIGHWAY 35 SERVICE ROAD SOUTHBOUND IN THE NORTH LAMAR**  
4 **COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY**  
5 **COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT**  
6 **AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP)**  
7 **COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-**  
8 **NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT.**

9  
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from community commercial-neighborhood plan (GR-NP)  
14 combining district and general commercial services-neighborhood plan (CS-NP)  
15 combining district to general commercial services-neighborhood plan (CS-NP) combining  
16 district on the property described in Zoning Case No. C14-2023-0099, on file at the  
17 Planning Department, as follows:

18  
19 LOTS A2 AND A3, FIVE STAR ANDERSON, A RESUBDIVISION OF A  
20 PORTION OF LOT A, A.R.P. ADDITION AND A PORTION OF LOT 1, TEX-  
21 CO SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,  
22 according to the map or plat thereof as recorded in Document No. 202200315, of  
23 the Official Public Records of Travis County, Texas (the "Property"),

24  
25 locally known as 7800 and 7800 1/2 North Interstate Highway 35 Service Road  
26 Southbound in the City of Austin, Travis County, Texas, and generally identified in the  
27 map attached as **Exhibit "A"**.

28  
29 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
30 Ordinance No. 20100624-112 that established zoning for the Georgian Acres  
31 Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2023.

**PASSED AND APPROVED**

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§  
§

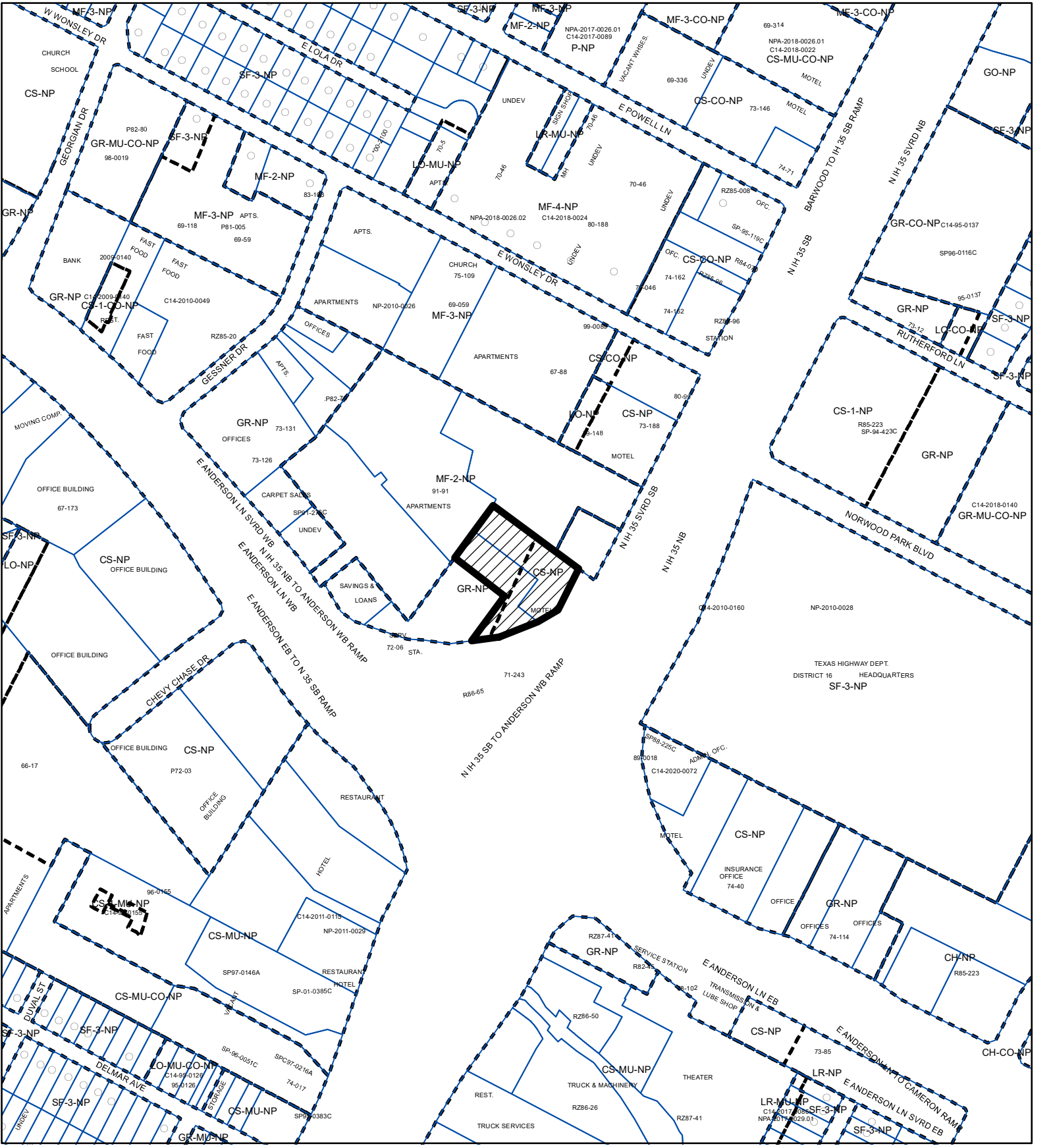
\_\_\_\_\_, 2023

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

**ZONING**  
**ZONING CASE#: C14-2023-0099**

**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: 8/21/2023**