

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

1 **THE ZONING MAP FOR THE PROPERTY LOCATED AT 8226, 8226 1/2, 8230,**  
2 **8238, AND 8240 GEORGIAN DRIVE IN THE NORTH LAMAR COMBINED**  
3 **NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-**  
4 **NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO GENERAL**  
5 **COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-**  
6 **NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from neighborhood commercial-neighborhood plan (LR-NP)  
12 combining district to general commercial services-mixed use-conditional overlay-  
13 neighborhood plan (CS-MU-CO-NP) combining district on the property described in  
14 Zoning Case No. C14-2022-0166, on file at the Planning Department, as follows:  
15

16 LOTS 1, 2, 3, AND 4, RESUBDIVISION NO. 1 HOAGLAND ADDITION, a  
17 subdivision in the City of Austin, Travis County, Texas, according to the map or  
18 plat of record in Volume 66, Page 37, of the Plat Records of Travis County, Texas  
19 (the "Property"),  
20

21 locally known as 8226, 8226 1/2, 8230, 8238, and 8240 Georgian Drive in the City of  
22 Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "A"**.  
23

24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:  
26

27 The following uses are prohibited uses of the Property:  
28

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

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

29  
30 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
31 developed and used in accordance with the regulations established for the general  
32 commercial services (CS) base district, the mixed use combining district, and other  
33 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.

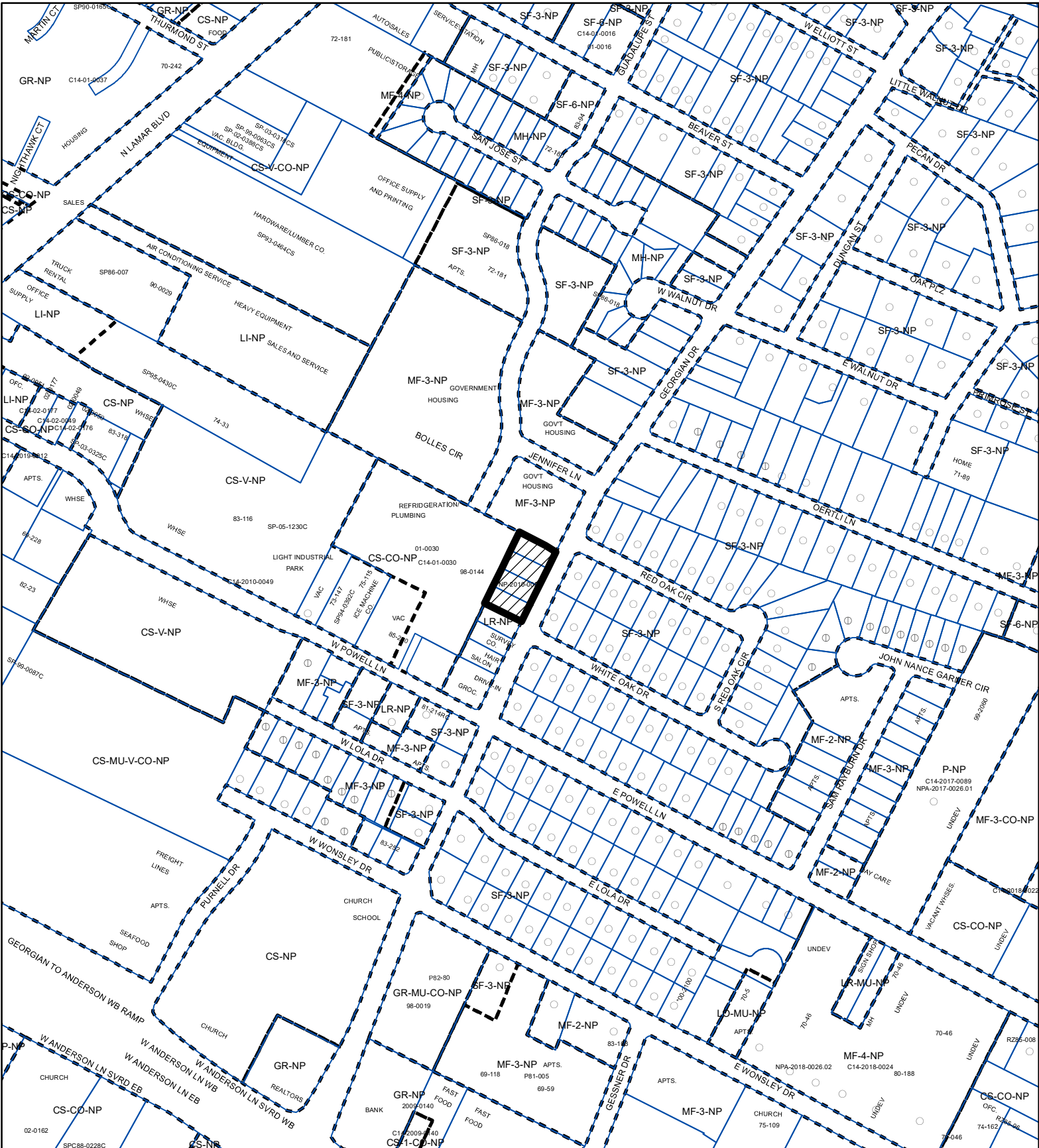
**PASSED AND APPROVED**




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

§  
§  
§

Kirk Watson  
Mayor

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

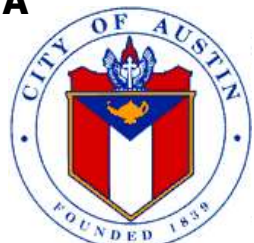


-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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**