

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 711 EBERHART LANE, IN THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN AREA, FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-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 community commercial-mixed use-vertical mixed use-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0007.SH, on file at the Planning Department, as follows:

Lot 3, BUCKINGHAM PLACE COMMERCIAL AREA, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 47, Page 94 of the Plat Records of Travis County, Texas, (the "Property"),

locally known as 711 Eberhart Lane 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:

Automotive rentals	Automotive repairs and services
Automotive sales	Automotive washing (of any type)
Bail bond services	Drop-off recycling collection facility
Exterminating services	Funeral services
Hotel/motel	Off-site accessory parking
Pawn shop services	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 community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

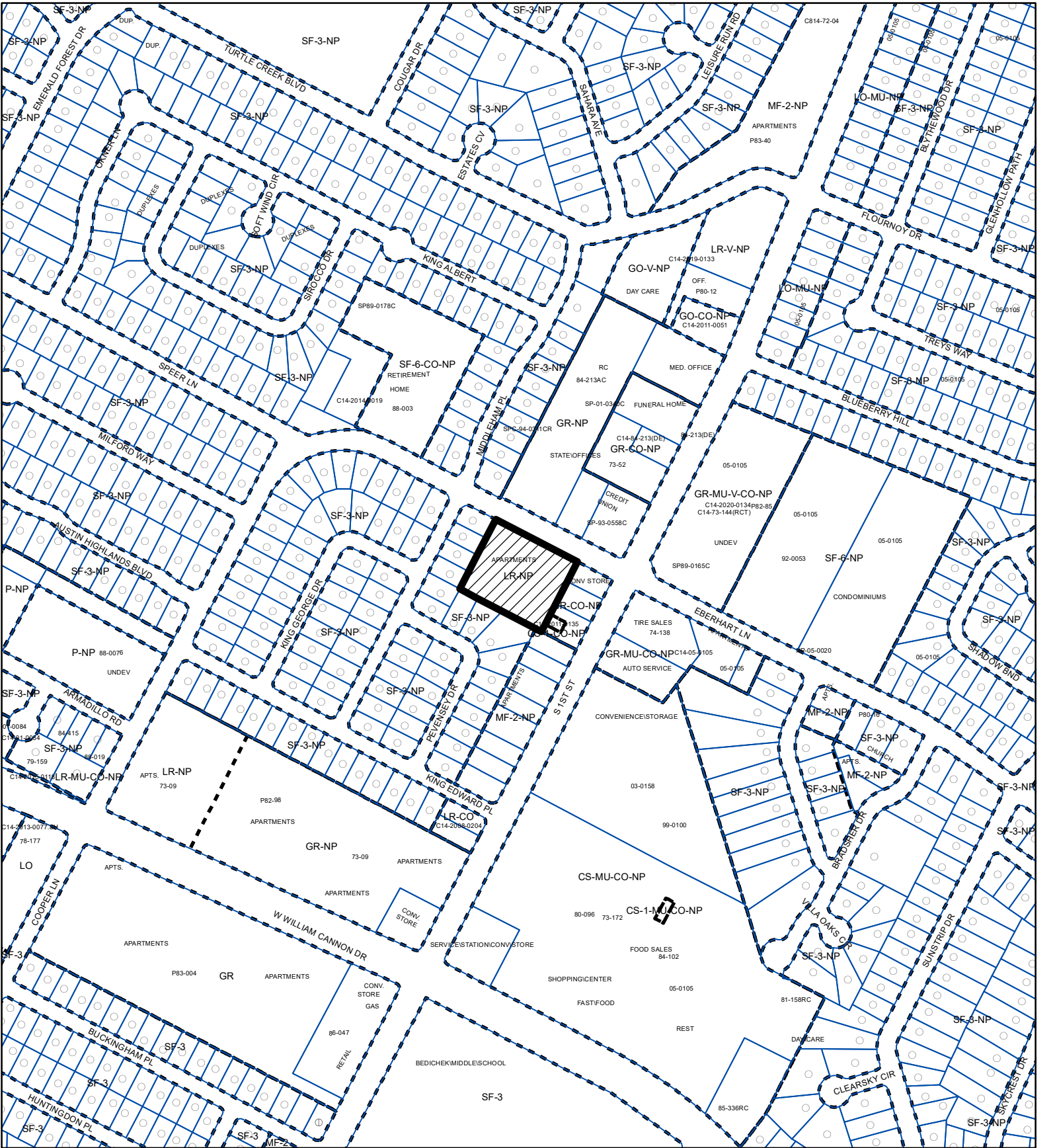
**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-085 that established zoning for the Garrison Park Neighborhood Plan.




**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#: C14-2023-0007.SH**  
**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: 1/27/2023**