

**ORDINANCE NO. 20240912-092**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8200, 8240, AND 8300 NORTH MOPAC EXPRESSWAY SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (GR-MU-V-CO-DB90) 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 limited office (LO) base district and neighborhood commercial (LR) base district to community commercial-mixed use-vertical mixed use building-conditional overlay-density bonus 90 (GR-MU-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2024-0054, on file at the Planning Department, as follows:

LOT 1, PARK NORTH, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Volume 82, Page 375, of the Plat Records of Travis County, Texas, and

LOT 2, SHARMARK WEST, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Volume 77, Page 267, of the Plat Records of Travis County, Texas,

(collectively, the “Property”),

locally known as 8200, 8240, and 8300 North Mopac Expressway Service Road Southbound 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:

The following uses are prohibited uses of the Property:


- |                                  |                                |
|----------------------------------|--------------------------------|
| Alternative Financial Services   | Automotive Rentals             |
| Automotive Repair Services       | Automotive Sales               |
| Automotive Washing (of any type) | Bail Bond Services             |
| Commercial Off-Street Parking    | Community Recreation (Private) |
| Community Recreation (Public)    | Custom Manufacturing           |
| Hospital Services (General)      | Hospital Services (Limited)    |
| Off-Site Accessory Parking       | Outdoor Entertainment          |
| Outdoor Sports and Recreation    | Pawn Shop Services             |
| Pedicab Storage and Dispatch     | Plant Nursery                  |
| Service Station                  |                                |

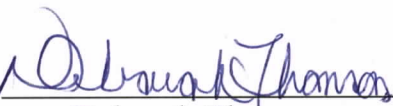

**PART 3.** The Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code.

**PART 4.** 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, the mixed use combining district, and other applicable requirements of the City Code.

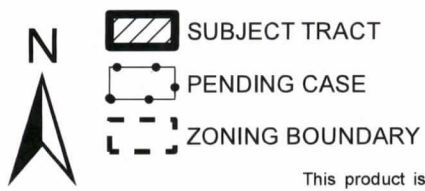
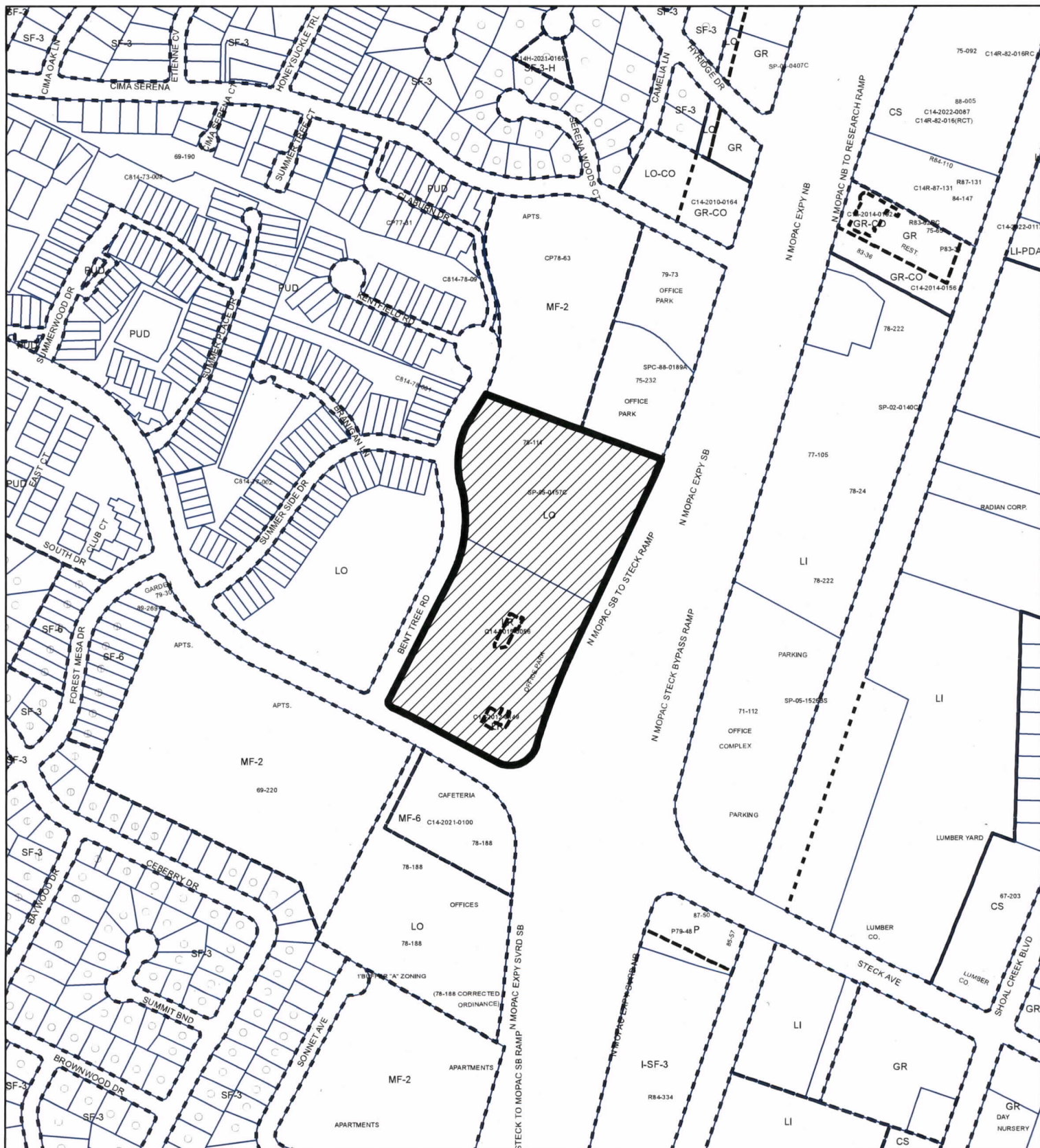
**PART 5.** This ordinance takes effect on September 23, 2024.

**PASSED AND APPROVED**

_____	§	
September 12	§	
, 2024	§	
		Kirk Watson
		Mayor

<b>APPROVED:</b> 	<b>ATTEST:</b> 
Deborah Thomas	Myrna Rios
Acting City Attorney	City Clerk

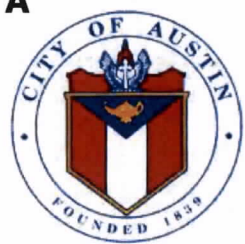




1" = 400'

**ZONING**  
**ZONING CASE#: C14-2024-0054**

**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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Created: 4/8/2024**