

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9117 NORTHGATE BOULEVARD IN THE NORTH AUSTIN CIVIC ASSOCIATION NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0042, on file at the Planning Department, as follows:

LOT 3, NORTHGATE TERRACE, SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 49, Page 65, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9117 Northgate Boulevard 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 of the Property:

- | | |
|----------------------------------|--|
| Automotive Rentals | Automotive Repair Services |
| Automotive Sales | Automotive Washing (of any type) |
| Bail Bond Services | Club or Lodge |
| Commercial Off-Street Parking | College and University Facilities |
| Communication Service Facilities | Community Events |
| Community Recreation (Private) | Community Recreation (Public) |
| Custom Manufacturing | Drop-Off Recycling Collection Facility |
| Exterminating Services | Funeral Services |
| General Retail Sales (General) | General Retail Sales (Convenience) |
| Hospital Services (General) | Hospital Services (Limited) |

Hotel-Motel
Indoor Sports and Recreation
Outdoor Entertainment
Pawn Shop Services
Service Station

Indoor Entertainment
Off-Site Accessory Parking
Outdoor Sports and Recreation
Plant Nursery

(B) Food Sales use is a conditional use of the Property.

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 and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 010524-94 that established zoning for the North Austin Civic Association Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

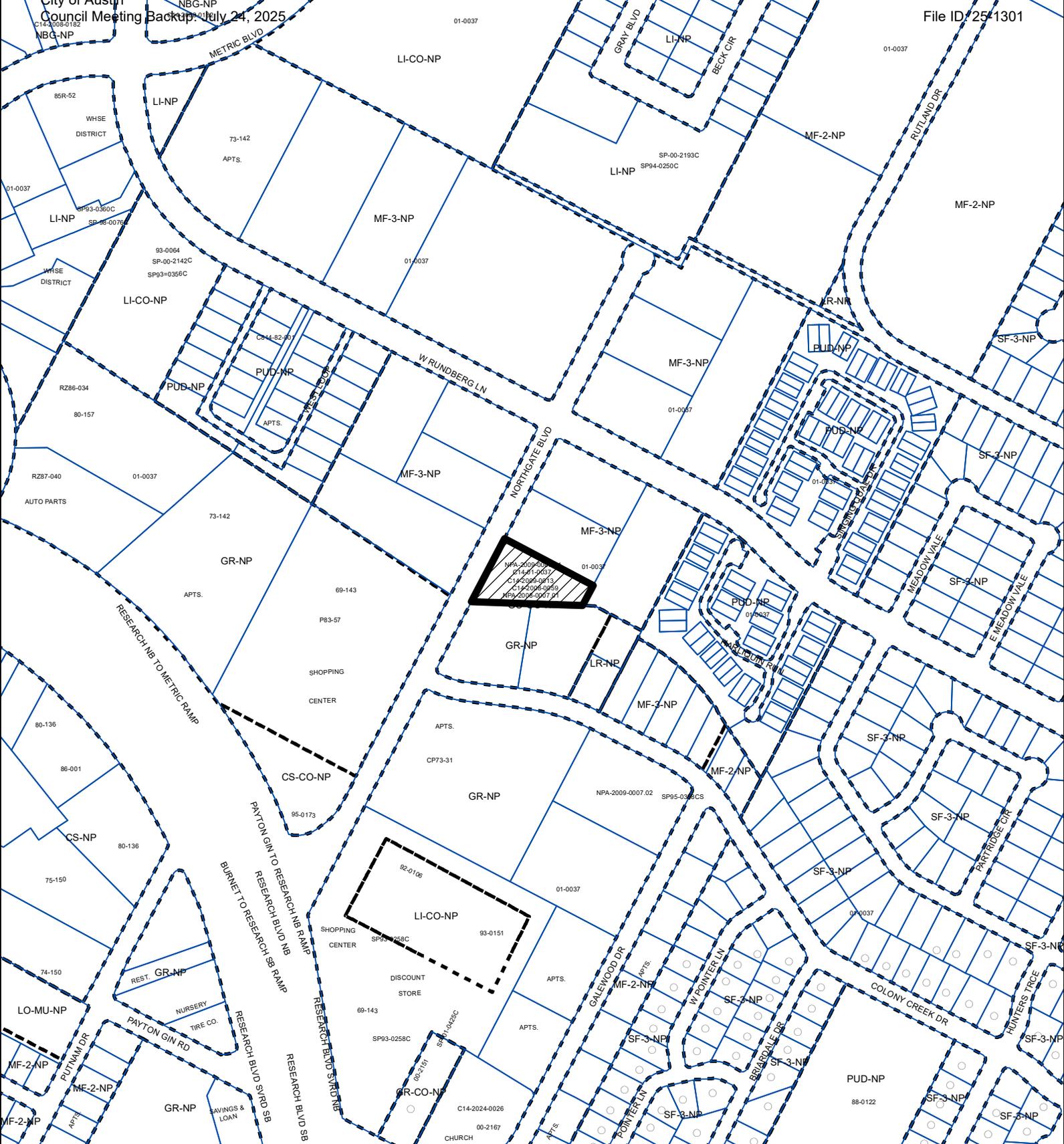
_____, 2025

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Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2025-0042



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 3/28/2025