

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12940 NORTH U.S. HIGHWAY 183 FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) 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 community commercial (GR) base district and limited office (LO) base district to community commercial-vertical mixed use building-conditional overlay (GR-V-CO) combining district on the property described in Zoning Case No. C14-2025-0056, on file at the Planning Department, as follows:

5.0034 acre tract of land, more or less, being out of and part of LOT 34, BLOCK H, SONESTA WEST SECTION ONE A, a subdivision in Travis and Williamson Counties Texas, according to the map or plat recorded in Volume 75, Page 63, of the Plat Records of Travis County, Texas, and in Cabinet C, Slides 217-218 of the Plat Records of Williamson County, Texas, being the same tract of land conveyed by deed recorded in Document No. 1995044161, of the Official Public Records of Williamson County, Texas, said 5.0034 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12940 North U.S. Highway 183 in the City of Austin, Travis County and Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

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 within 200-feet of residential zoning or development:

Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Club or Lodge	Commercial Off-Street Parking
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	Hotel/Motel

Off-Site Accessory Parking
Outdoor Sports and Recreation
Service Station

Outdoor Entertainment
Pawn Shop Services

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. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

3) ITEMIZED LIST OF ENCROACHMENTS SHOWN HEREON

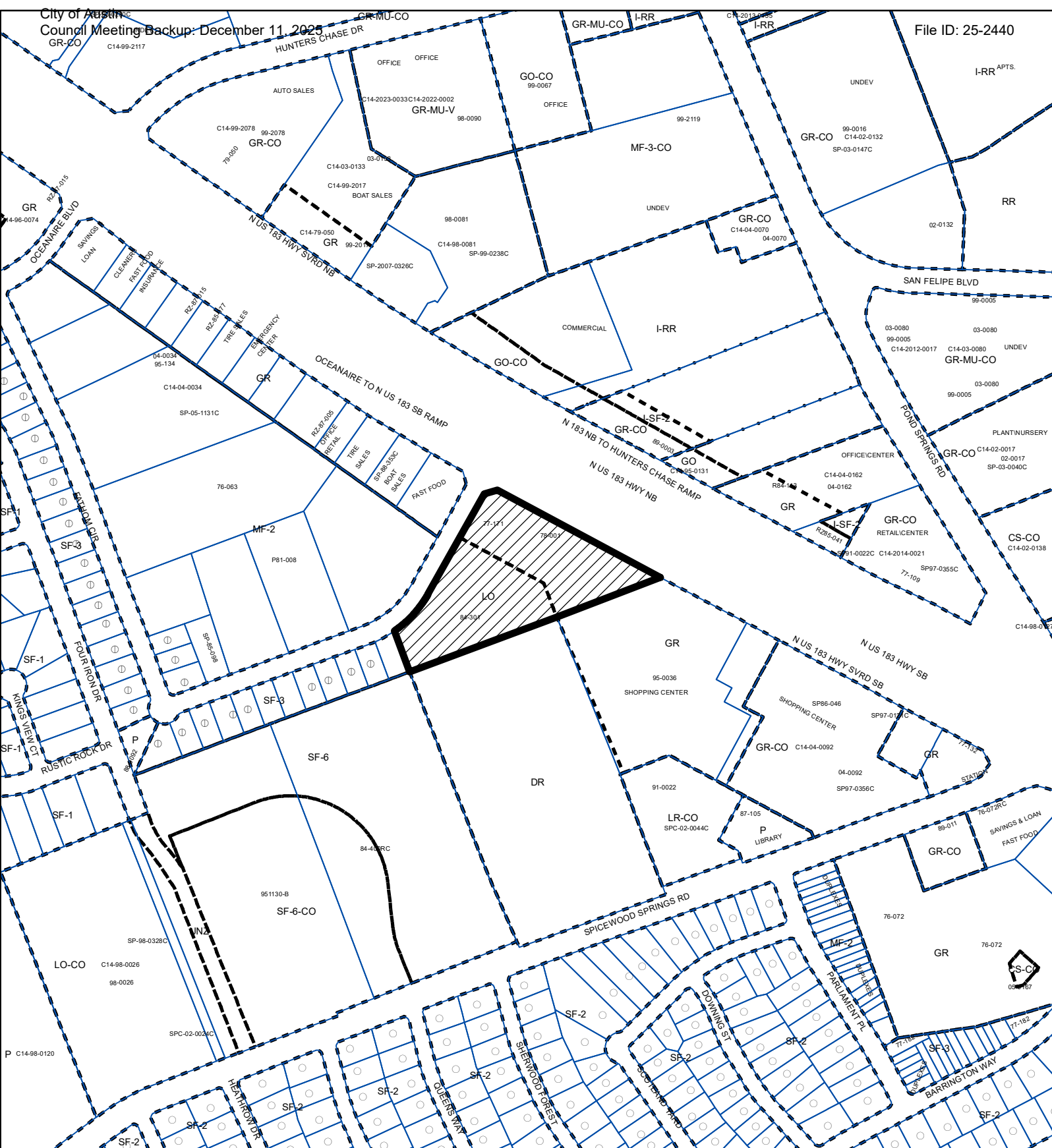
- (A) PARKING ENCROACHMENTS INTO FATHOM CREEK ROW
- (B) WOOD FENCE ENCROACHMENTS INTO SHORELINE PROPERTY LINE
- (*) ALL OTHER ENCROACHMENTS ARE SHOWN HEREON

6) THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK ON THIS TRACT.

7) THERE IS NO OBSERVED EVIDENCE OF THIS TRACT'S USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

8) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE IS NO KNOWN PROPOSED CONSTRUCTION OF NEW OR EXISTING CONSTRUCTION OF PAVES.

9) PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLAND AREAS ON THIS TRACT.






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0056



-  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: 5/6/2025