

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 8200, 8240, AND 8300 NORTH MOPAC
3 EXPRESSWAY SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO)
4 DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO
5 COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE
6 BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (GR-MU-V-CO-
7 DB90) COMBINING DISTRICT.
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9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited office (LO) base district and neighborhood
13 commercial (LR) base district to community commercial-mixed use-vertical mixed use
14 building-conditional overlay-density bonus 90 (GR-MU-V-CO-DB90) combining district
15 on the property described in Zoning Case No. C14-2024-0054, on file at the Planning
16 Department, as follows:

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18 LOT 1, PARK NORTH, a subdivision in the City of Austin, Travis County, Texas,
19 according to the map or plat of record in Plat Volume 82, Page 375, of the Plat
20 Records of Travis County, Texas, and
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22 LOT 2, SHARMARK WEST, a subdivision in the City of Austin, Travis County,
23 Texas, according to the map or plat of record in Plat Volume 77, Page 267, of the
24 Plat Records of Travis County, Texas,
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26 (collectively, the “Property”),
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28 locally known as 8200, 8240, and 8300 North Mopac Expressway Service Road
29 Southbound in the City of Austin, Travis County, Texas, generally identified in the map
30 attached as **Exhibit “A”**.
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32 **PART 2.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to the following conditions:
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35 The following uses are prohibited uses of the Property:
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Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services

Commercial Off-Street Parking
Community Recreation (Public)
Hospital Services (General)
Off-Site Accessory Parking
Outdoor Sports and Recreation
Pedicab Storage and Dispatch
Service Station

Community Recreation (Private)
Custom Manufacturing
Hospital Services (Limited)
Outdoor Entertainment
Pawn Shop Services
Plant Nursery

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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 _____, 2024.

PASSED AND APPROVED

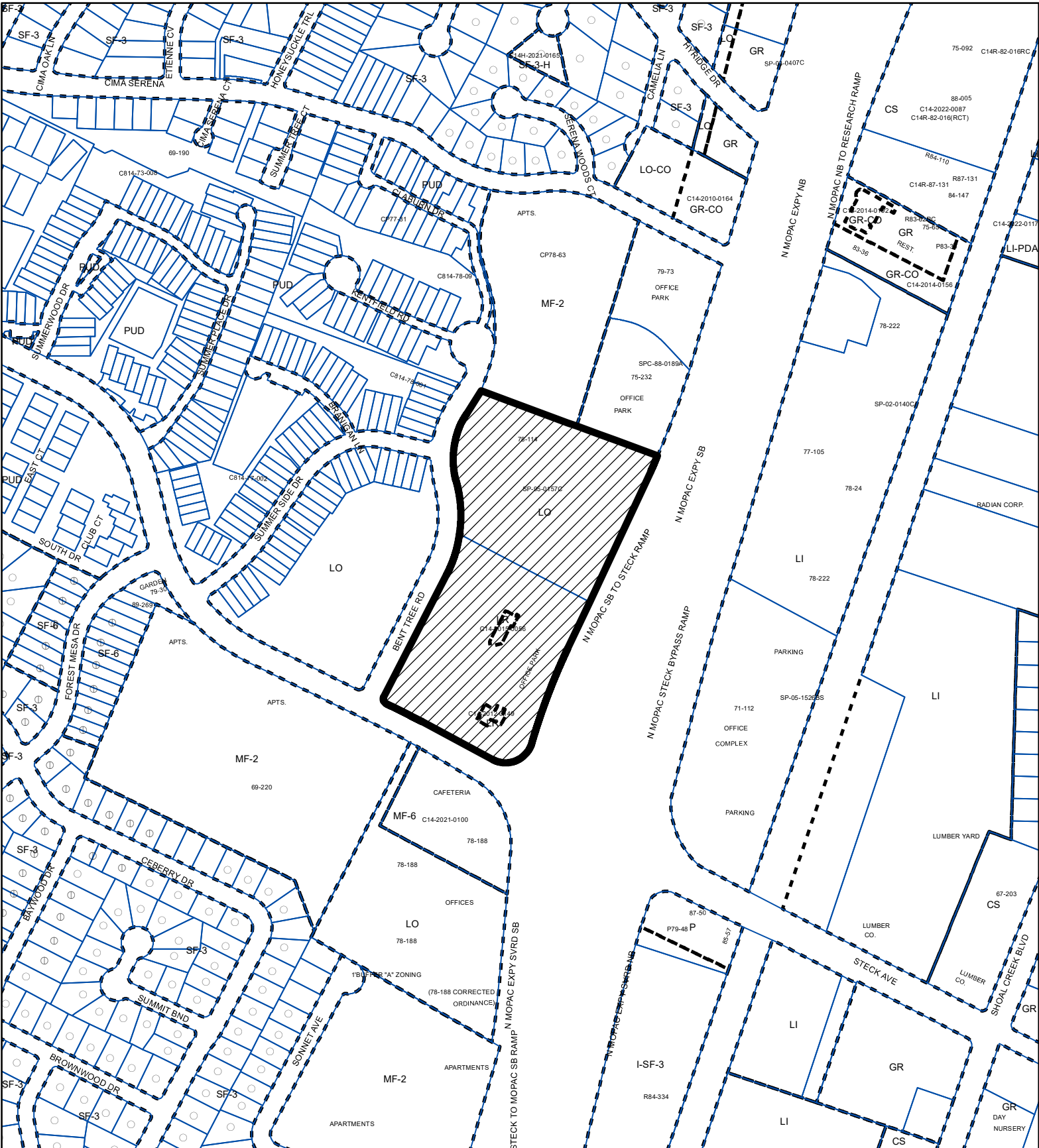
_____, 2024 §
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Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____

Deborah Thomas
Acting City Attorney

Myrna Rios
City Clerk






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0054



-  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.

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