

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7201, 7201 1/2, 7205, AND 7121 HART LANE FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90 (GR-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 multifamily residence medium density (MF-3) base district to community commercial-vertical mixed use building-conditional overlay-density bonus 90 (GR-V-CO-DB90) combining district on the property described in Zoning Case No. C14-2024-0181, on file at the Planning Department, as follows:

LOT A, RESUBDIVISION OF LOT 1 OF NORTH BLUFF, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 71, Page 60, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7201, 7201 1/2, 7205, and 7121 Hart 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 of the Property:

Administrative and Business Offices	Alternative Financial Services
Art Workshop	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Business or Trade School	Business Support Services
Commercial Off-Street Parking	Communications Services
Consumer Convenience Services	Consumer Repair Services
Drop-Off Recycling Collection Facility	Exterminating Services
Financial Services	Food Preparation
Food Sales	Funeral Services

General Retail Sales (General)

Indoor Entertainment

Medical Offices (exceeding 5,000 square feet)

Off-Site Accessory Parking

Outdoor Sports and Recreation

Pedicab Storage and Dispatch

Personal Improvement Services

Pet Services

Printing and Publishing

Research Services

Restaurant (Limited)

Software Development

Theater

**PART 3.** Except as specifically provided in this 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:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

**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 and other applicable requirements of the City Code.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2025.

**PASSED AND APPROVED**

§ § §

, 2025

Kirk Watson  
Mayor

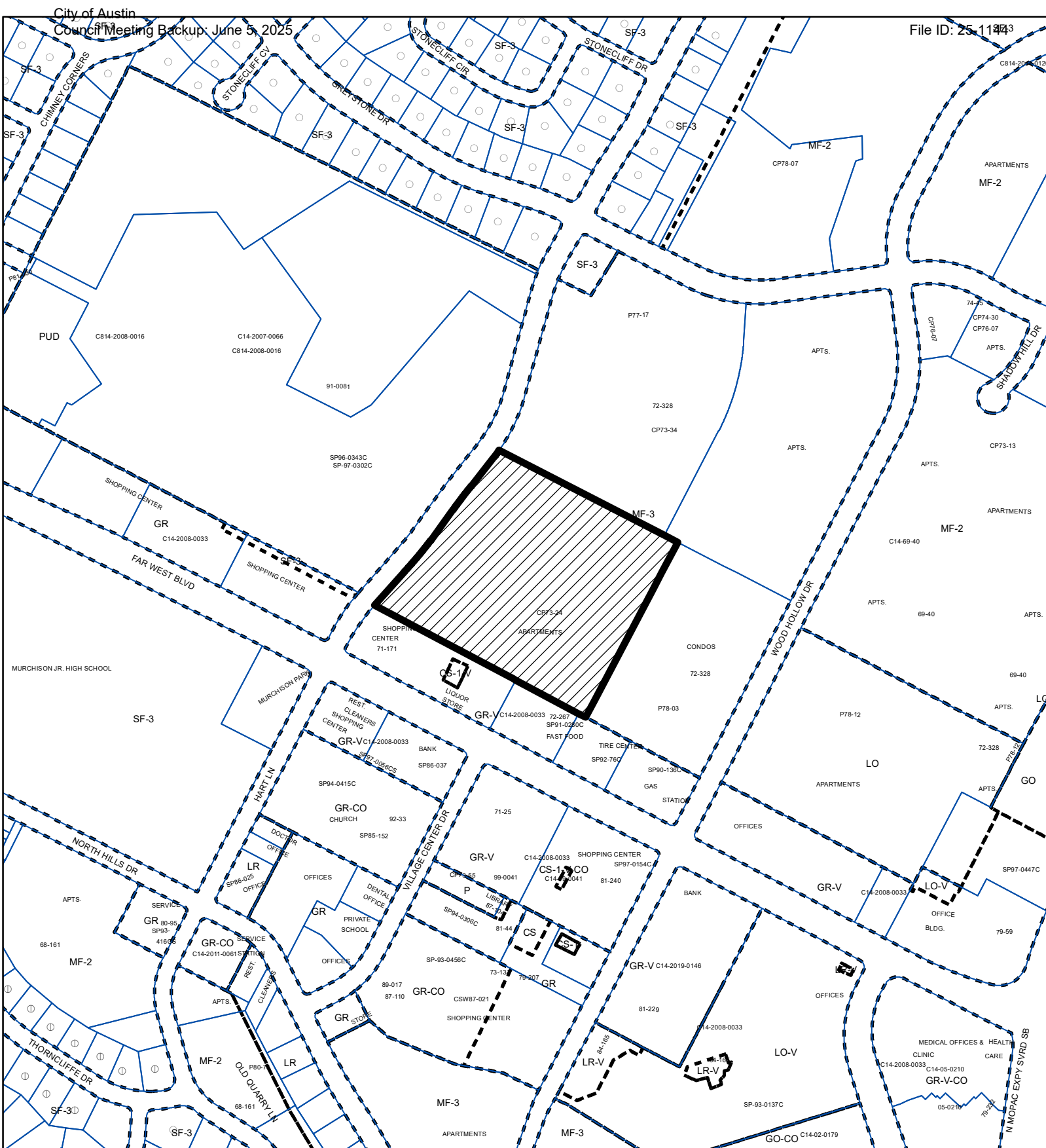
**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Deborah Thomas Myrna Rios

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Interim City Attorney

City Clerk

DRAFT






## ZONING

## EXHIBIT "A"

ZONING CASE#: C14-2024-0181



-  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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