

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1701, 1703, AND 1705 EAST MARTIN LUTHER KING JR. BOULEVARD IN THE OLD CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-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 family residence-neighborhood plan (SF-3-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-0160, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 7 and 8, Block 11, C.R. John's Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 3, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1701, 1703, and 1705 East Martin Luther King Jr. Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, 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 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. Development of the Property may not exceed a height of 40 feet from grade level.

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2 C. A use above the first floor of a building or structure shall be a residential use only.
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4 D. The following uses are prohibited uses of the Property:
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6 Automotive rentals	Automotive repair services
7 Automotive sales	Automotive washing (of any type)
8 Commercial off-street parking	Drop-off recycling collection facility
9 Hospital services (general)	Hospital services (limited)
10 Hotel-motel	Indoor entertainment
11 Indoor sports and recreation	Outdoor entertainment
12 Outdoor sports and recreation	Pawn shop services
13 Residential treatment	Service station

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15 **PART 4.** The Property is subject to Ordinance No. 011213-42 that established the Central
16 East Austin neighborhood plan combining district.
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18 **PART 5.** This ordinance takes effect on _____, 2007.
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21 **PASSED AND APPROVED**
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23 _____, 2007	§	_____
	§	
	§	
		Will Wynn
		Mayor

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29 APPROVED: _____	ATTEST: _____
30 David Allan Smith	Shirley A. Gentry
31 City Attorney	City Clerk
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