

**ORDINANCE NO. 20070726-101**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4703 HARMON AVENUE IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-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 limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0034, on file at the Neighborhood Zoning and Planning Department, as follows:

Lot 7, Block V, Ridgetop 4<sup>th</sup> Addition, a subdivision in the City of Austin, Travis County, Texas, as described in a warranty deed recorded in Volume 11462, Page 1182, of the Deed Records of Travis County, Texas (the "Property"),

locally known as 4703 Harmon Avenue, 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 limited office (LO) base district, the mixed use (MU) combining 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 residential treatment use is a prohibited use of the Property.

**PART 4.** The Property is subject to Ordinance No. 20020523-31 that established the North Loop neighborhood plan combining district.

**PART 5.** This ordinance takes effect on August 6, 2007.

**PASSED AND APPROVED**

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July 26, 2007

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§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

