

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20070809-056, REZONING AND
2 CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON TRACTS 220
4 AND 220A LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN
5 AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** Ordinance No. 20070809-056 is amended to include the property identified in
10 this Part in the University Hills neighborhood plan combining district. The zoning map
11 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan
12 (NP) combining district to the base zoning district and to change the base zoning districts
13 on a tract of land described in File C14-2007-0006.01, as follows:

14
15 Tract 220 and 220A 5301 Loyola Ln. and,
16 976' x 367' portion of 5301 Loyola Ln.,

17
18 (the "Property" as shown on Exhibit "A", *the Tract Map*),

19
20 generally known as the University Hills neighborhood plan combining district, locally
21 known as the area bounded by U.S. Highways 290 and 183 on the north, U.S. Highway
22 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of
23 Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the*
24 *Zoning Map*).

25
26 Except as otherwise provided in this ordinance, the existing base zoning districts and
27 conditions of the neighborhood plan remain in effect.

28
29 **PART 2.** The base zoning districts for Tracts 220 and 220A are changed from family
30 residence (SF-3) district and limited industrial service (LI) district to family residence-
31 neighborhood plan (SF-3-NP) combining district and community commercial-mixed use-
32 conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, as more
33 particularly described and identified in the chart below:

Tract	Address	From	To
220	5301 Loyola Ln	SF-3, LI	SF-3-NP
220A	976' x 367' portion of 5301 Loyola Ln	SF-3, LI	GR-MU-CO-NP

PART 3. Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. Tract 220 may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 5. Tract 220A within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Pawn shop services	Research services
Service station	Custom manufacturing
Residential treatment	Telecommunication tower

PART 6. The Property is subject to Ordinance No. 20070809-056 that established the University Hills neighborhood plan combining district.

1 **PART 7.** This ordinance takes effect on _____, 2007.

2
3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2007 § _____

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk



University Hills Neighborhood Plan Combining District
Tract Map for Rezoning: Tracts 220 & 220a

City of Austin NPZD
November 2007

