

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5300, 5304, AND 5400 NORTH LAMAR BOULEVARD
3 IN THE BRENTWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO
6 GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL
7 OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
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 general commercial services-mixed use-conditional overlay-
13 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-
14 mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on
15 the property described in Zoning Case No. C14-2007-0108, on file at the Neighborhood
16 Zoning and Planning Department, as follows:

17
18 Lot A, less the south 1086 square feet, Bednar Addition II, and Lots 1 and 2,
19 Bednar Addition III, additions in the City of Austin, Travis County, Texas,
20 according to the maps or plats of record, recorded respectively in Plat Book 80,
21 Page 117, and Plat Book 95, Page 150, of the Plat Records of Travis County, Texas
22 (the "Property"),

23
24 locally known as 5300, 5304, and 5400 North Lamar Boulevard, in the City of Austin,
25 Travis County, Texas, and generally identified in the map attached as Exhibit "A".

26
27 **PART 2.** Except as specifically provided in Part 3, Part 4, and Part 5 of this ordinance, the
28 Property may be developed and used in accordance with the regulations established for the
29 general commercial services (CS) base district, the mixed use (MU) combining district,
30 and other applicable requirements of the City Code.

31
32 **PART 3.** The Property within the boundaries of the conditional overlay combining district
33 established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical*
34 *Mixed Use Buildings*) as follows:

35
36 A. The Property is exempt from the dimensional standards identified in Article
37 4.3.3 E.2. (*Dimensional and Parking Requirements*).

- 1
2 B. Ten percent of residential units in a vertical mixed use building shall be
3 reserved for rental by households earning no more than 80 percent of the
4 Annual Median Family Income.
5

6 **PART 4.** The Property within the boundaries of the conditional overlay combining district
7 established by this ordinance is subject to the following conditions:
8

- 9 A. The following uses are prohibited uses of the Property:
10

11 Agricultural sales and services	Campground
12 Commercial blood plasma center	Equipment repair services
13 Equipment sales	Drop-off recycling collection facility
14 Kennels	Outdoor entertainment
15 Outdoor sports and recreation	Vehicle storage

16

- 17 B. A site plan or building permit for the Property may not be approved, released,
18 or issued, if the completed development or uses of the Property, considered
19 cumulatively with all existing or previously authorized development and uses,
20 generate traffic that exceeds 3,678 trips per day.
21

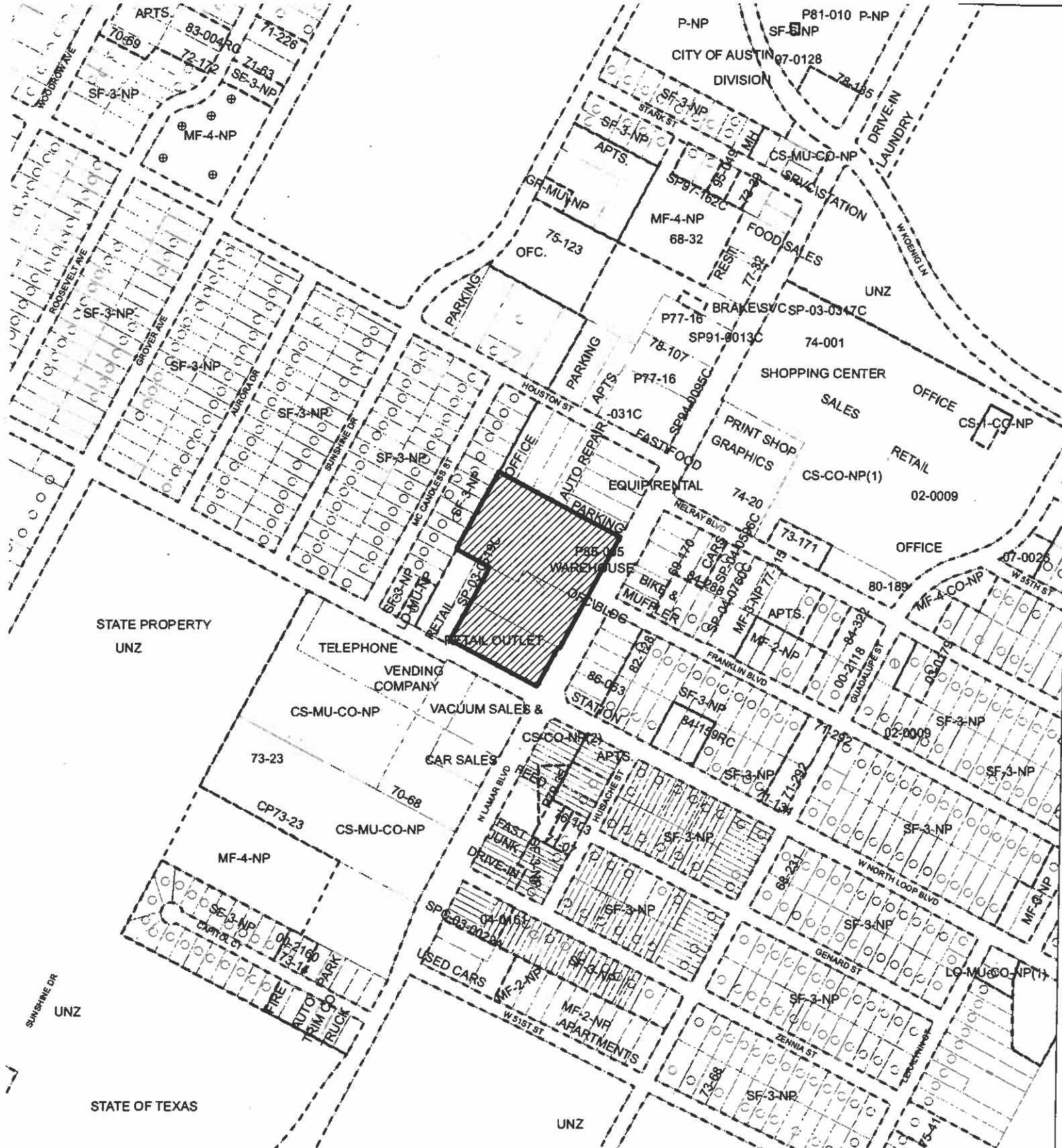
22 **PART 5.** The Property is subject to Ordinance No. 040513-33A that established the
23 Brentwood neighborhood plan combining district.
24

25 **PART 6.** This ordinance takes effect on _____, 2008.
26

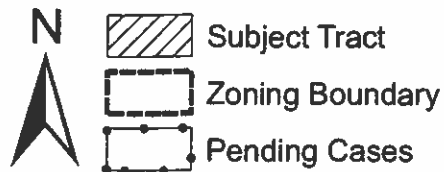
27
28 **PASSED AND APPROVED**
29

30 _____ §
31 _____ §
32 _____, 2008 § _____
33 Will Wynn
34 Mayor
35

36
37 **APPROVED:** _____ **ATTEST:** _____
38 David Allan Smith Shirley A. Gentry
39 City Attorney City Clerk



ZONING EXHIBIT A



ZONING CASE#: C14-2007-0108
 ADDRESS: 5400 N LAMAR BLVD
 SUBJECT AREA: 4.843 ACRES
 GRID: J27 K27
 MANAGER: J. ROUSSELIN



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.