

ORDINANCE NO. 20120628-126

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5806 WOODROW AVENUE IN THE BRENTWOOD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-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 neighborhood office-mixed use-conditional overlay-neighborhood plan (NO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0025, on file at the Planning and Development Review Department, as follows:

Lot 3, Wilder Addition, Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 19 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5806 Woodrow 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the Neighborhood Office (NO) 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 condition:

Development of the Property may not exceed an impervious coverage of 50%.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 040513-33A that established the Brentwood neighborhood plan combining district.

PART 5. This ordinance takes effect on July 9, 2012.

PASSED AND APPROVED

June 28, 2012 §
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Lee Leffingwell
Mayor
APPROVED: Karen M. Kennard
City Attorney
ATTEST: Shirley A. Gentry
City Clerk

