

ORDINANCE NO. 20140213-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4914 BENNETT AVENUE IN THE NORTH LOOP 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. C14-2013-0021, on file at the Planning and Development Review Department, as follows:

The east 190 feet of Lot 14, Addition to Ridge Top Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 202 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4914 Bennett 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 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. Building coverage on the Property may not exceed 50 percent.
- B. Development of the Property may not exceed an impervious coverage of 70 percent.

C. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 32 feet or 2 stories.

D. The following uses are conditional uses of the Property:

Off-site accessory parking	College and university facilities
Community recreation (private)	Community recreation (public)
Group home, Class II	Guidance services
Residential treatment	Private secondary educational facilities

E. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Consumer convenience services	Consumer repair services
Alternative financial services	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail services (convenience)	General retail services (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Hospital services (general)
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Printing and publishing	Research services
Restaurant (general)	Restaurant (limited)
Service station	Theater
Custom manufacturing	Drop-off recycling collection facility
Hospital services (limited)	Pedicab storage and dispatch
Plant nursery	

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district and other applicable requirements of the City Code.


PART 4. The Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

PART 5. This ordinance takes effect on February 24, 2014.

PASSED AND APPROVED

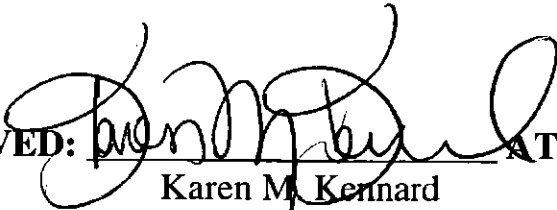
February 13, 2014

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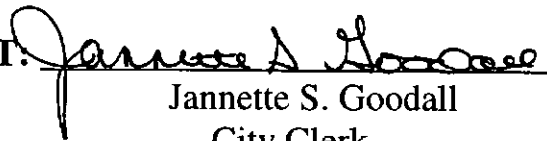
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

