

**ORDINANCE NO. 20141106-091**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1001 EAST 50<sup>TH</sup> STREET AND 4915 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. C14-2014-0028, on file at the Planning and Development Review Department, as follows:

Lot 1A and 1B, the Resubdivision of the West One-Half (1/2) of Lot 1, Block R. Ridgetop Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 11, Page 38 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1001 East 50<sup>th</sup> Street and 4915 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) 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. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

Art workshop	Art gallery
Safety services	Communications services
Club or lodge	College and university facilities
Communication services facilities	Community events
Community recreation (public)	Community recreation (private)
Congregate living	Day care services (commercial)
Day care services (general)	Local utility
Medical offices –not exceeding 5000 sq. ft. gross floor area	Public private educational facilities
Public secondary educational facilities	Residential treatment

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

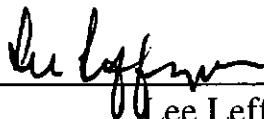
**PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

**PART 5.** This ordinance takes effect on November 17, 2014.

**PASSED AND APPROVED**

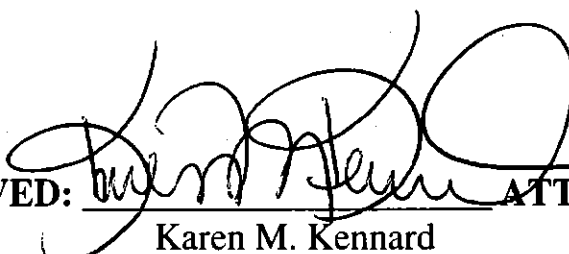
November 6, 2014

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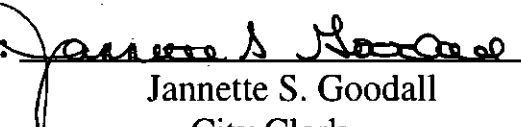
Lee Leffingwell  
Mayor

APPROVED:

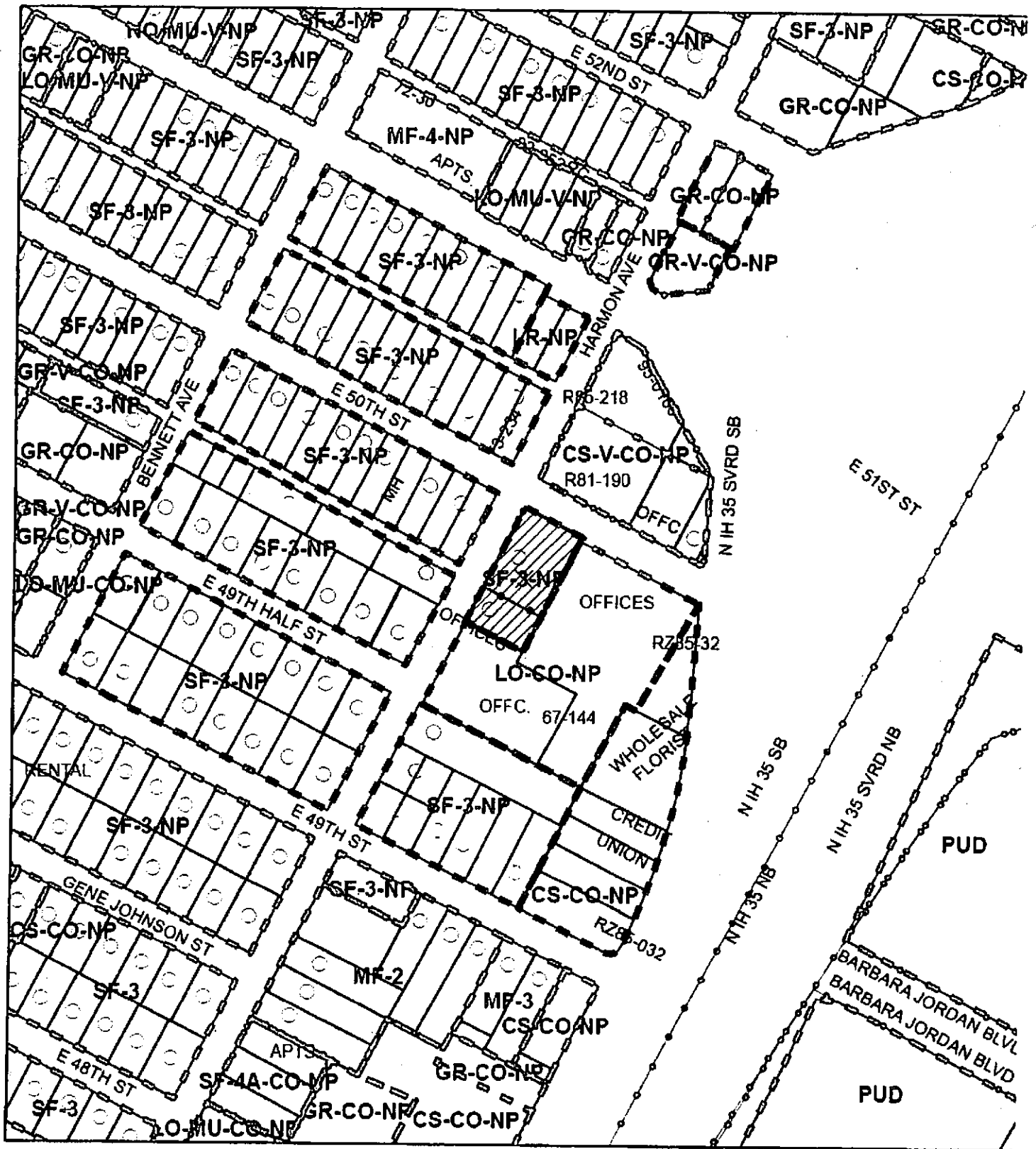


Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING CASE  
C14-2014-0028

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geog by the City of Austin regarding specific accuracy or completeness.



Exhibit A