

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2901 EAST 5TH STREET IN THE GOVALLE
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED
5 OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN
6 (LO-MU-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2014-0194, on
14 file at the Planning and Zoning Department, as follows:
15

16 Lots 11-12, Block 1, Hartwell Addition, a subdivision in Travis County, Texas, as
17 recorded in volume 709, page 93 of the Travis County Deed Records (the
18 "Property"),
19

20 locally known as 2901 East 5th Street in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
22

23 PART 2. The Property is subject to Ordinance No. 030327-11a that established the
24 Govalle neighborhood plan combining district.
25

26 PART 3. The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:
28

- 29 A. A building permit may not be issued for an office or commercial structure on
30 the Property unless at least one residential unit is constructed.
31

32 PART 4. Except as specifically provided in Part 3 of this ordinance, the Property may be
33 developed and used in accordance with the regulations established for the limited office
34 (LO) base district, the mixed use combining district, and other applicable requirements of
35 the City Code.
36
37

1 **PART 5.** This ordinance takes effect on _____, 2015.
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3

4 **PASSED AND APPROVED**
5

6 _____, 2015
7
8

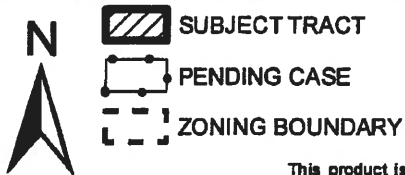
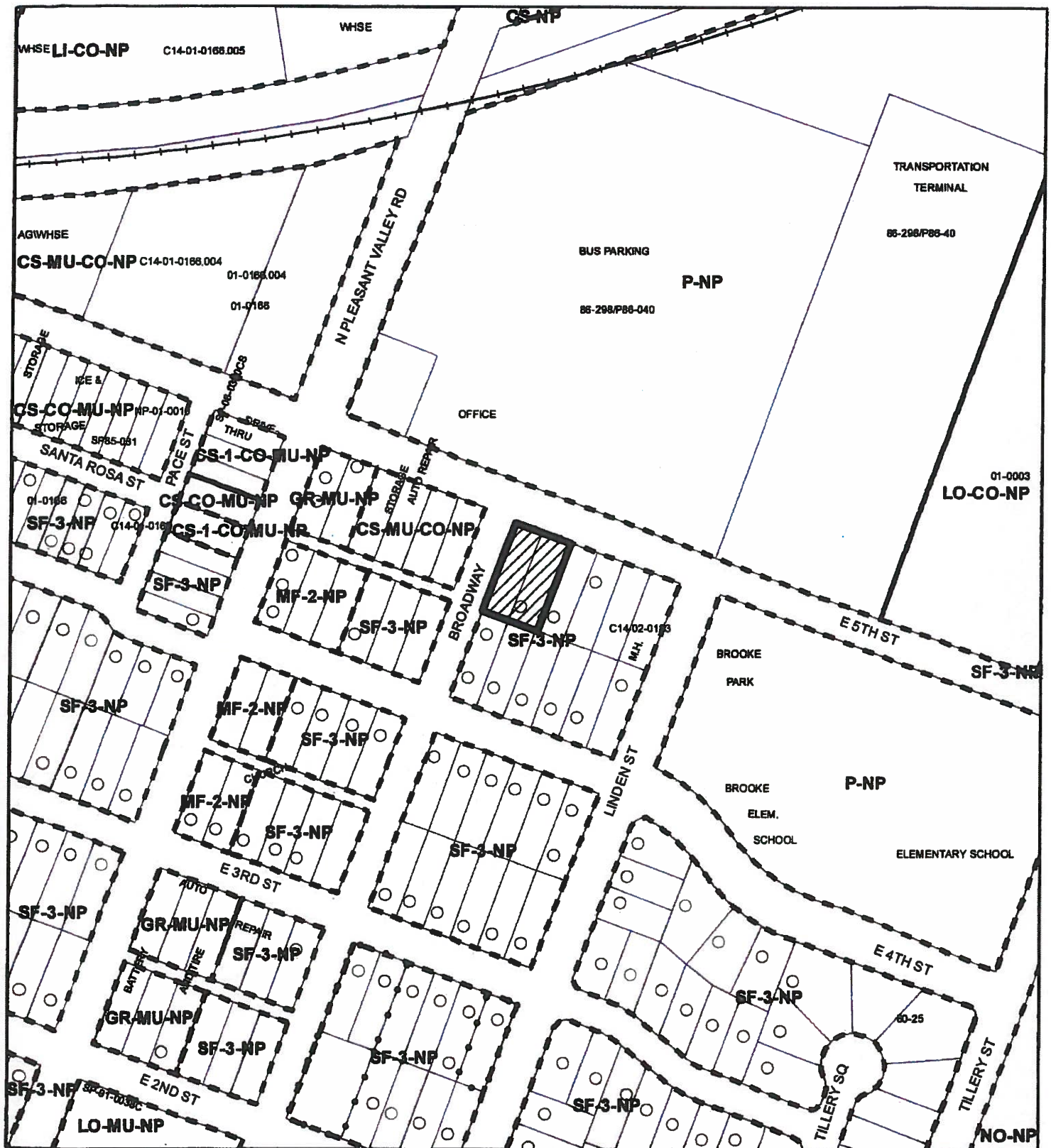
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9 **Steve Adler**
10 **Mayor**
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14

15 **Anne L. Morgan**
Interim City Attorney

Jannette S. Goodall
City Clerk



ZONING CASE#: C14-2014-0194

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit A