

ORDINANCE NO. 20151112-048

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1801 AND 1809 PENNSYLVANIA AVENUE AND 1170 CHICON STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE - HIGH DENSITY - CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-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 general office-neighborhood plan (GO-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0130, on file at the Planning and Zoning Department, as follows:

Lots 5, 6, 7, and 8, Block 5, Outlot 57, Division B, C.R. Johns Subdivision, a subdivision in Travis County, Texas, according to the map or plat of the Original City of Austin, Texas (the "Property")

locally known as 1801 and 1809 Pennsylvania Avenue and 1170 Chicon Street 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 of this ordinance, the Property may be used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) 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. The following uses are not permitted uses of the Property:

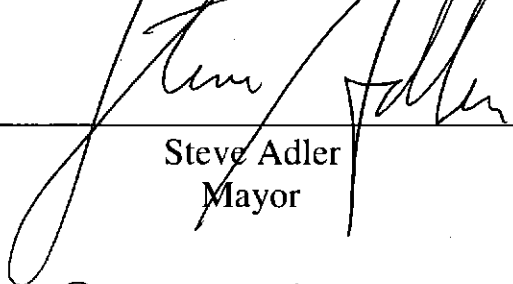
Group residential
Group home, class II

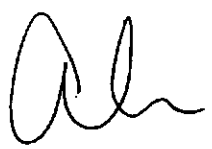
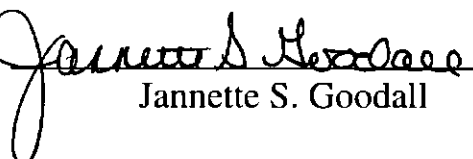
Convalescent services
Hospital services (limited)

- B. The maximum height of a building or structure within 25 feet of the Property line adjacent to Pennsylvania Avenue may not exceed 2 stories or 35 feet.

PART 4. This ordinance takes effect on November 23, 2015.

PASSED AND APPROVED

_____, November 12, 2015 §
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 Steve Adler
 Mayor

APPROVED:  **ATTEST:** 
 Anne L. Morgan Jannette S. Goodall
 Interim City Attorney

$$1'' = 400'$$