

ORDINANCE NO. 20170803-117

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5303 AVENUE F IN THE NORTH LOOP COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2017-0071, on file at the Planning and Zoning Department, as follows:

Lots 29 and 30, Block 43, The Highlands Addition subdivision, a subdivision in Travis County, Texas, as recorded in Volume 3, Page 55 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5303 Avenue F in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1524 of the 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 maximum impervious cover shall be limited to 65 percent.

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

Residential treatment	Service station
Medical offices - exceeding 5000	
sq. ft. gross floor area	

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

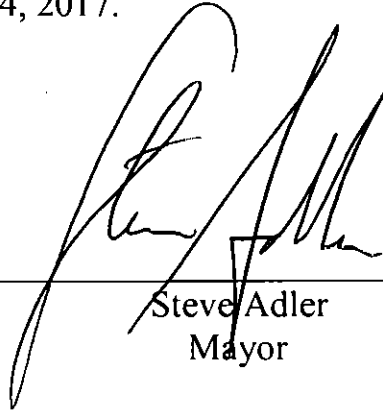
PART 4. The Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Combined Neighborhood Plan.

PART 5. This ordinance takes effect on August 14, 2017.

PASSED AND APPROVED

_____, August 3, 2017

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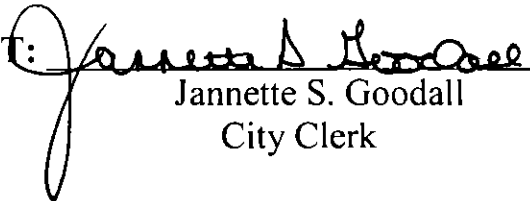
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

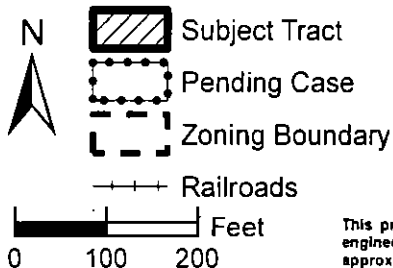


ZONING

EXHIBIT A

Case#: C14-2017-0071

EXHIBIT A



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 6/2/2017

1" = 200'