

**ORDINANCE NO. 041118-52**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4525 GUADALUPE STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 multifamily residence moderate high density (MF-4) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-04-0158, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 8, Block 1, Pipers Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 39, Page 46, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 4525 Guadalupe Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

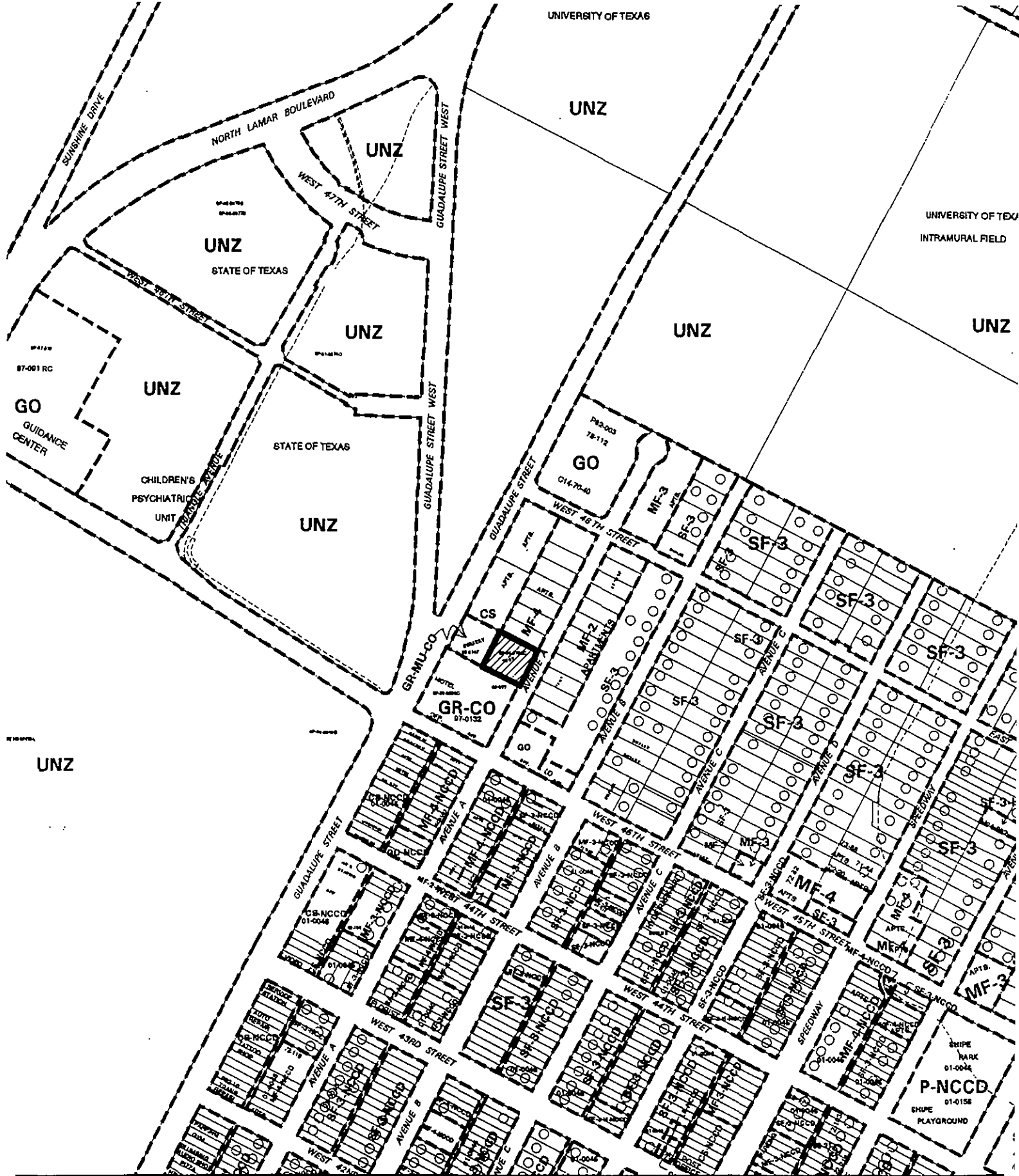
1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The maximum impervious cover is 55 percent.
3. A driveway cut may not exceed a width of 20 feet.
4. The maximum height is 30 feet from ground level for a building or structure located within 120 feet of the eastern property line adjacent to Avenue A.


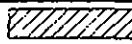


5. The following uses are prohibited uses of the Property:

Group residential	Single-family attached residential
Administrative and business office	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Business or trade school
Commercial off-street parking	Consumer repair services
Communications services	Exterminating services
Consumer convenience services	Financial services
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Business support services
Medical offices (exceeding 5000 sq. ft.)	Medical offices (not exceeding 5000 sq. ft.)
Off-site accessory parking	Pawnshop services
College and university facilities	Personal services
Outdoor sports and recreation	Professional office
Pet services	Restaurant (limited)
Research services	Scrap and salvage
Restaurant (general)	Software development
Service station	Urban farm
Theater	Community recreation (private)
Congregate living	Counseling services
Community recreation (public)	Guidance services
Cultural services	Day care services (limited)
Day care services (commercial)	Hospital services (general)
Day care services (general)	Local utility services
Hospital services (limited)	Public primary educational facilities
Private primary educational facilities	Residential treatment
Public secondary educational facilities	Art gallery
Safety services	
Art workshop	

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 and other applicable requirements of the City Code.





 1" = 400'	SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: G. RHOADES	<b>ZONING EXHIBIT A</b> CASE #: C14-04-0158 ADDRESS: 4525 GUADALUPE ST SUBJECT AREA (acres): 0.393	DATE: 04-10 INTLS: SM	CITY GRID REFERENCE NUMBER J26
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