

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4500 SPEEDWAY AVENUE IN THE NORTH HYDE
3 PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND THE
4 HYDE PARK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
5 NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-
6 NEIGHBORHOOD PLAN (SF-3-NCCD-NP) COMBINING DISTRICT TO
7 NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD
8 CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (NO-CO-
9 NCCD-NP) COMBINING DISTRICT.

10
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12
13 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
14 change the base district from family residence-neighborhood conservation combining
15 district-neighborhood plan (SF-3-NCCD-NP) combining district to neighborhood office -
16 conditional overlay-neighborhood conservation combining district-neighborhood plan
17 (NO-CO-NCCD-NP) combining district on the property described in Zoning Case No.
18 C14-2014-0111, on file at the Planning and Development Review Department, as follows:

19
20 Lot 8, and the South 4.39 feet of the East 78.0 feet of Lot 9, Block 4, Hyde Park
21 Annex Subdivision, a subdivision in the City of Austin, Travis County, Texas,
22 according to the map or plat of record in Plat Book 2, Page 130 of the Plat Records
23 of Travis County, Texas (the "Property"),

24
25 locally known as 4500 Speedway Avenue, in the City of Austin, Travis County, Texas, and
26 generally identified in the map attached as Exhibit "A".

27
28 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
29 Property may be developed and used in accordance with the regulations established for the
30 neighborhood office (NO) base district and other applicable requirements of the City Code.
31
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PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

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.

PART 4. Except as amended by this ordinance, the Property is subject to 20050818-064, as amended that established the North Hyde Park neighborhood conservation combining district Ordinance No. 000413-63 that established the Hyde Park neighborhood plan.

PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____

Karen M. Kennard
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk



Exhibit A

1" = 200'