ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6203, 6205, 6207 BERKMAN DRIVE AND 6210 HICKMAN AVENUE IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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-mixed use-neighborhood plan (LR-MU-NP) combining district and townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0037, on file at the Planning and Zoning Department, as follows:

Lots 2 and 3, Block A, Hickman Oaks subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201600305 of the Plat Records of Travis County, Texas, and

Lots 1 and 2, Block A, Berkman Terrace subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 201600264, Plat Records of Travis County, Texas, and

.50 acre tract of land out of the Dinsmore Simpson Survey No. 27, Abstract No. 694 in Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 6203, 6205, 6207 Berkman Drive and 6210 Hickman Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

Draft 11/27/2018 Page 1 of 3 COA Law Department
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The maximum height, as defined in City Code, of a building or structure on the Property shall be limited to three (3) stories and may not exceed 40 feet.

B. Vehicular access from the Property to Hickman Avenue is prohibited, except for emergency ingress and egress. All non-emergency vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

C. The following uses are prohibited uses on the Property:

- Automotive rentals
- Automotive sales
- Bail bond services
- Business support services
- Communications services
- Exterminating services
- Funeral services
- Indoor entertainment
- Outdoor entertainment
- Pawn shop services
- Service station
- Theater

D. The following uses are conditional uses of the Property:

- Alternative financial services
- Community recreation – private
- Congregate living
- Hospital services – limited
- Medical offices – exceeding 5,000 square feet
- Community recreation – public
- Group home class II
- Research services
- Short term rental
- Hospital services - general

E. The following land uses on the Property are subject to City Code Section 25-2-587 (Requirements for Certain Uses in a Neighborhood Commercial (LR) District):

- General retail sales-general
- Personal improvement services
PART 3. 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, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

§ § §

_______________________, 2018

_____________________

Steve Adler
Mayor

APPROVED: ___________________________________________ ATTEST: ________________________________

Anne L. Morgan            Jannette S. Goodall
City Attorney              City Clerk