ORDINANCE NO. ________________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4100 JACKSON AVENUE FROM GENERAL OFFICE (GO) DISTRICT AND GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-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 general office (GO) district and general office-mixed use-conditional overlay (GO-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0111, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Westminster Manor Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200600340 of the Plat Records of Travis County, Texas (the “Property”), locally known as 4100 Jackson Avenue in the City of Austin, Travis County, Texas, 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:

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

- Administrative and business offices
- Alternative financial services
- Automotive rentals
- Automotive sales
- Bail bond services
- Bed and breakfast (Group 2)
- Business or trade school
- Campground
- Commercial blood plasma center
- Agricultural sales and services
- Art workshop
- Automotive repair services
- Automotive washing (of any type)
- Bed and breakfast (Group 1)
- Building maintenance services
- Business support services
- College or university facilities
- Commercial off-street parking
Community recreation (private)  Community recreation (public)
Construction sales and services  Consumer convenience services
Consumer repair services  Convenience storage
Cultural services  Custom manufacturing
Drop-off recycling collection facility  Electronic prototype assembly
Electronic testing  Equipment repair services
Equipment sales  Exterminating services
Financial services  Food preparation
Food sales  Funeral services
General retail sales (convenience)  General retail sales (general)
Guidance services  Hotel-motel
Hospital services (general)  Hospital services (limited)
Indoor crop production  Indoor entertainment
Indoor sports and recreation  Kennels
Laundry services  Limited warehousing and distribution
Local utility services  Maintenance and service facilities
Medical offices-exceeding 5,000 sq. Medical offices- not exceeding 5,000 sq. ft. gross floor area
ft. gross floor area
Monument retail sales  Off-site accessory parking
Outdoor entertainment  Outdoor sports and recreation
Pawn shop services  Pedicab storage and dispatch
Personal improvement services  Personal services
Pet services  Plant nursery
Private primary educational facilities  Private secondary educational facilities
Professional office  Public primary educational facilities
Public secondary educational Research services
facilities
Residential Treatment  Restaurant (general)
Restaurant (limited)  Safety services
Service station  Short-term rental
Software development  Theater
Transitional housing  Transportation terminal
Vehicle storage  Veterinary services
B. Development of the Property shall comply with the following regulations:

1. The minimum setbacks are: 15 feet for the front yard, 15 feet for the street side yard, 5 feet for the interior yard, and 5 feet for rear yard.

2. The maximum building coverage is 60 percent.

3. The maximum impervious cover is 80 percent.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use (MU) combining district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

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2019

Steve Adler
Mayor

APPROVED: ____________________________

Anne L. Morgan
City Attorney

ATTEST: ____________________________

Jannette S. Goodall
City Clerk

Draft 3/14/2019

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COA Law Department