

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)
Construction sales and services
Consumer repair services
Cultural services
Drop-off recycling collection facility
Electronic testing
Equipment sales
Financial services
Food sales
General retail sales (convenience)
Guidance services
Hospital services (general)
Indoor crop production
Indoor sports and recreation
Laundry services

Local utility services
Medical offices-exceeding 5,000 sq.
ft. gross floor area
Monument retail sales
Outdoor entertainment
Pawn shop services
Personal improvement services
Pet services
Private primary educational facilities

Professional office
Public secondary educational
facilities
Residential Treatment
Restaurant (limited)
Service station
Software development
Transitional housing
Vehicle storage
Multifamily residential

Community recreation (public)
Consumer convenience services
Convenience storage
Custom manufacturing
Electronic prototype assembly
Equipment repair services
Exterminating services
Food preparation
Funeral services
General retail sales (general)
Hotel-motel
Hospital services (limited)
Indoor entertainment
Kennels
Limited warehousing and
distribution
Maintenance and service facilities
Medical offices- not exceeding
5,000 sq. ft. gross floor area
Off-site accessory parking
Outdoor sports and recreation
Pedicab storage and dispatch
Personal services
Plant nursery
Private secondary educational
facilities
Public primary educational facilities
Research services

Restaurant (general)
Safety services
Short-term rental
Theater
Transportation terminal
Veterinary services

1
2 B. Development of the Property shall comply with the following regulations:
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4 1. The minimum setbacks are: 15 feet for the front yard,
5 15 feet for the street side yard,
6 5 feet for the interior yard, and
7 5 feet for rear yard.
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9 2. The maximum building coverage is 60 percent.
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11 3. The maximum impervious cover is 80 percent.
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13 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
14 developed and used in accordance with the regulations established for the general
15 commercial services (CS) base district, mixed use (MU) combining district and other
16 applicable requirements of the City Code.
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18 **PART 4.** This ordinance takes effect on _____, 2019.
19

20 **PASSED AND APPROVED**
21

22 §
23 §
24 _____, 2019 § _____
25 Steve Adler
26 Mayor
27

28
29 **APPROVED:** _____ **ATTEST:** _____
30 Anne L. Morgan Jannette S. Goodall
31 City Attorney City Clerk
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