

**ORDINANCE NO. 20190411-040**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5303 AVENUE G IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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-conditional overlay-neighborhood plan (LR-CO-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0002, on file at the Planning and Zoning Department, as follows:

Lots 29 and 30, Block 42, the Highlands Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record thereof, as recorded in Volume 3, Page 55, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 5303 Avenue G 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:

The following uses are prohibited uses on the Property:

Medical offices—exceeding 5,000 sq.      Residential treatment  
ft. gross floor area  
Service station

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

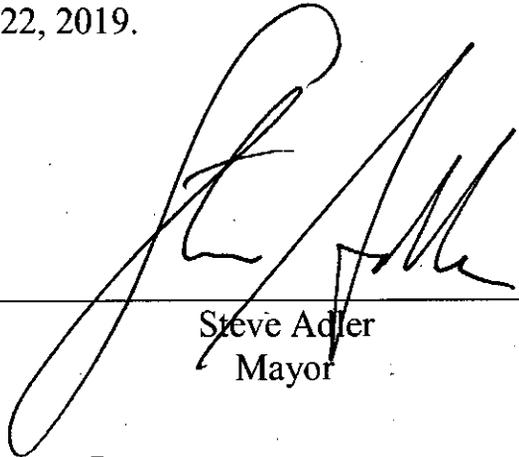
**PART 4.** The Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PART 5.** This ordinance takes effect on April 22, 2019.

**PASSED AND APPROVED**

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April 11, 2019

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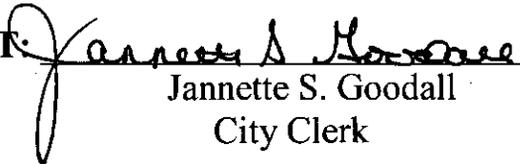
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**ZONING**

ZONING CASE#: C14-2019-0002

**EXHIBIT A**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/9/2019

utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**INDEX OF EXHIBITS TO FOLLOW**

- A: Zoning Map
- B. Aerial Map
- C. North Loop Neighborhood Plan Ordinance, Excerpt
- D. Letter from North Loop Neighborhood Association
- E. Correspondence from Interested Parties