ORDINANCE NO. __________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2202, 2210, 2214, AND 2220 WEBBERVILLE ROAD AND 2206 EAST 7TH STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0074 file at the Planning and Zoning Department, as follows:

Lots 15-19, Block 30, Grandview Place, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 17, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 2202, 2210, 2214, and 2220 Webberville Road and 2206 East 7th Street 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:

Automotive rentals  Automotive sales
Campground  Commercial off-street parking
Convenience storage  Drop-off recycling collection facility
Equipment repair services  Equipment sales
Hotel-Motel  Laundry services
Pawn shop services  Vehicle storage
B. The following uses are conditional uses on the Property:

- Building maintenance services
- Communication service facilities
- Construction sales and services
- Kennels
- Limited warehousing and distribution

C. Development of the Property is limited to 62 dwelling units.

D. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 2 to 1.

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. The Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

PART 5. This ordinance takes effect on ________________, 2019.

PASSED AND APPROVED

___________________________, 2019

§  §  §

___________________________, 2019

Steve Adler
Mayor

APPROVED: ___________________________  ATTEST: ___________________________

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

Draft 6/13/2019  Page 2 of 2  COA Law Department