ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1803, 1805, AND 1807 CHESTNUT AVENUE IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 family residence-neighborhood plan (SF-3-NP) combining district and public-neighborhood plan (P-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0107, on file at the Housing and Planning Department, as follows:

Lots 10, 11, 12, Block 4, GLENWOOD ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 154, Plat Records of Travis County, Texas (the "Property"),

locally known as 1803, 1805, and 1807 Chestnut 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 not permitted uses of the Property:

Automotive rentals
Automotive sales
Bail bond services
Drop-off recycling collection
facility
Pawn shop services
Service station

Automotive repair services
Automotive washing (of any type)
Commercial off-street parking
Outdoor entertainment

Pedicab storage and dispatch

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В.	Develop	ment of	the Pro	perty	shall	comply	y with	the f	followi	ng regi	ılations:

- 1. The maximum building coverage is 50 percent.
- 2. The maximum floor-to-area ratio (F.A.R.) is 0.5:1.
- 3. The maximum height of a building or structure is 40 feet.
- 4. The minimum setbacks are: 25 feet for front yard, and 15 feet for street side yard.
- **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. 001207-47 that established zoning for the Chestnut Neighborhood Plan.

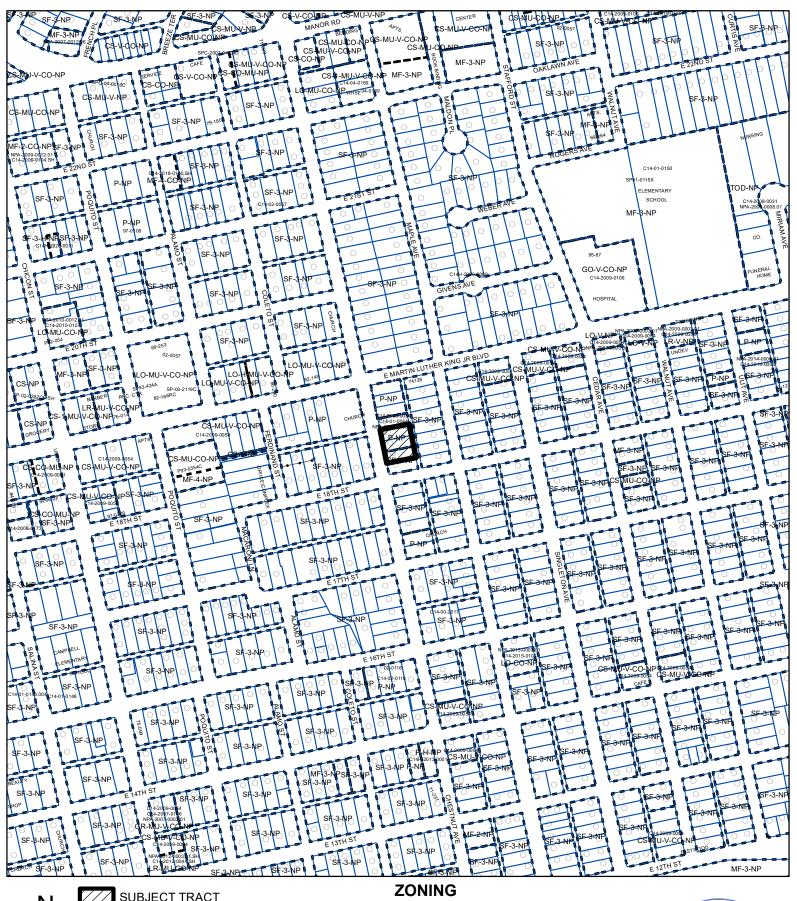
PART 5. This ordinance takes effect on _______, 2021.

PASSED AND APPROVED

Steve Adler Mayor

APPROVED: _____ATTEST: ____

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



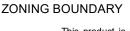




PENDING CASE

ZONING CASE#: C14-2020-0107

Exhibit A



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.



1 " = 400 '

Created: 9/28/2020