

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 repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Outdoor entertainment
Pawn shop services	Pedicab storage and dispatch
Service station	

1 B. Development of the Property shall comply with the following regulations:

- 2
- 3 1. The maximum building coverage is 50 percent.
- 4
- 5 2. The maximum floor-to-area ratio (F.A.R.) is 0.5:1.
- 6
- 7 3. The maximum height of a building or structure is 40 feet.
- 8
- 9 4. The minimum setbacks are: 25 feet for front yard, and
- 10 15 feet for street side yard.

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12 **PART 3.** Except as specifically restricted under this ordinance, the Property may be

13 developed and used in accordance with the regulations established for the community

14 commercial (GR) base district, mixed use (MU) combining district, and other applicable

15 requirements of the City Code.

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17 **PART 4.** The Property is subject to Ordinance No. 001207-47 that established zoning for

18 the Chestnut Neighborhood Plan.

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20 **PART 5.** This ordinance takes effect on _____, 2021.

21

22 **PASSED AND APPROVED**

23

24 §

25 §

26 _____, 2021 § _____

27 Steve Adler

28 Mayor

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30

31 **APPROVED:** _____ **ATTEST:** _____

32 Anne L. Morgan Jannette S. Goodall

33 City Attorney City Clerk

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