

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 207 EAST 53RD STREET IN THE NORTH LOOP
3 NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-
4 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING
5 DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district neighborhood commercial-conditional overlay-neighborhood plan
12 (LR-CO-NP) combining district to community commercial-conditional overlay-
13 neighborhood plan (GR-CO-NP) combining district on the property described in Zoning
14 Case No. C14-2012-0070, on file at the Planning and Development Review Department, as
15 follows:

16
17 Lot 15 & 16, Block 46, The Highlands Subdivision, a subdivision in the City of
18 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
19 3, Page 55, of the Plat Records of Travis County, Texas (the "Property"),
20

21 locally known as 207 East 53rd Street in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
25 Property may be developed and used in accordance with the regulations established for the
26 community commercial (GR) base district and other applicable requirements of the City
27 Code.
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29 **PART 3.** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions:
31

- 32 A. A site plan or building permit for the Property may not be approved, released,
33 or issued, if the completed development or uses of the Property, considered
34 cumulatively with all existing or previously authorized development and uses,
35 generate traffic that exceeds 2,000 trips per day.

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2 B. The following uses are prohibited uses of the Property:
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Automotive repair services
Automotive sales
Funeral services
Pawn shop services
Residential treatment

Automotive rentals
Exterminating services
Hospital services-general
Service station
Medical offices (exceeding 5,000
square feet)

4
5 Except as specifically restricted under this ordinance, the Property may be developed and
6 used in accordance with the regulations established for the community commercial (GR)
7 base district and other applicable requirements of the City Code.
8

9 **PART 4.** The Property is subject to Ordinance No. 20020523-31 that established the North
10 Loop neighborhood plan combining district.

11
12 **PART 5.** This ordinance takes effect on _____, 2013.
13

14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2013 §

19 _____
20 Lee Leffingwell
21 Mayor
22

23 **APPROVED:** _____
24 Karen M. Kennard
25 City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

