

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4914 BENNETT AVENUE IN THE NORTH LOOP
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY
5 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD
6 PLAN (GR-MU-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 from family residence-neighborhood plan (SF-3-NP) combining
12 district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-
13 MU-CO-NP) combining district on the property described in Zoning Case No. C14-2013-
14 0021, on file at the Planning and Development Review Department, as follows:

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16 The east 190 feet of Lot 14, Addition to Ridge Top Subdivision, a subdivision in
17 the City of Austin, Travis County, Texas, according to the map or plat of record in
18 Plat Book 2, Page 202 of the Plat Records of Travis County, Texas (the
19 "Property"),
20

21 locally known as 4914 Bennett Avenue 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:
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- 32 A. Building coverage on the Property may not exceed 50 percent.
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34 B. Development of the Property may not exceed an impervious coverage of 70
35 percent.
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1 C. The maximum height, as defined by City Code, of a building or structure on the
2 Property may not exceed 40 feet or 3 stories.

3
4 D. The following uses are prohibited uses of the Property:
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Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Consumer convenience services	Consumer repair services
Drop off recycling services	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail services (convenience)	General retail services (general)
Hotel-motel	Indoor entertainment
Indoor sports and recreation	Off-site accessory parking
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Personal improvement services
Personal services	Pet services
Printing and publishing	Research services
Restaurant (general)	Restaurant (limited)
Service station	Theater
Custom manufacturing	Urban farm

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

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12 **PART 4.** The Property is subject to Ordinance No. 020523-31 that established the North
13 Loop neighborhood plan combining district.
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PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 § _____
 § _____
 § _____

Lee Jeffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

