

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 517 EAST OLTORF STREET IN THE ST.  
3 EDWARD'S NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY  
4 RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP)  
5 COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL  
6 OVERLAY-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 from single family residence standard lot-neighborhood plan (SF-  
12 2-NP) combining district to community commercial-conditional overlay-neighborhood  
13 plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-  
14 2013-0081, on file at the Planning and Development Review Department, as follows:  
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16 Tract 1, D.M. Bryant Subdivision, a subdivision in the City of Austin, Travis  
17 County, Texas, according to the map or plat of record in Volume 9, Page 58 of the  
18 Plat Records of Travis County, Texas (the "Property"),  
19

20 locally known as 517 East Oltorf Street in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

23 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 community commercial (GR) base district and other applicable requirements of the City  
26 Code.  
27

28 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
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- 31 A. Development of the Property shall not exceed an impervious coverage of 85  
32 percent.  
33  
34 B. The maximum height, as defined by City Code, of a building or structure on the  
35 Property may not exceed 35 feet.  
36

1 C. Development of a building or structure on the Property may not exceed 2  
2 stories.

3  
4 D. The following uses are conditional uses of the Property:  
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Club or lodge  
Community recreation (private)  
Cultural services  
Day care services (general)  
Group home, Class I (general)  
Private secondary educational  
facilities  
Communicational services  
facilities

Community events  
Community recreation (public)  
Day care services (commercial)  
Safety services  
Local utility services  
Private primary educational  
facilities

6  
7  
8 E. The following uses are prohibited uses of the Property:  
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Administrative and business  
offices  
Art gallery  
Automotive rentals  
Automotive sales  
Bail bond services  
Business or trade school  
Commercial off-street parking  
Consumer repair services  
Theater  
Financial services  
Food sales  
General retail sales (convenience)  
Hotel-motel  
Medical offices-not exceeding  
5000 sq. ft gross floor area  
Off-site accessory parking  
Outdoor sports and recreation  
Personal improvement services  
Pet services  
Printing and publishing  
Drop-off recycling collection

College and university services  
  
Art workshop  
Automotive repair services  
Automotive washing (of any type)  
Pedicab storage & dispatch  
Business support services  
Communications services  
Indoor sports and recreation  
Exterminating services  
Food preparation  
Funeral services  
General retail sales (general)  
Indoor entertainment  
Medical offices-exceeding 5000 sq.  
ft. gross floor area  
Outdoor entertainment  
Pawn shop services  
Personal services  
Plant nursery  
Professional office  
Research services

facility  
Restaurant (general)  
Software development  
Custom manufacturing  
Counseling services  
Group home, Class II  
Hospital services (general)  
Residential treatment  
Alternative financial services

Restaurant (limited)  
Special use historic  
Congregate living  
Service station  
Guidance services  
Hospital services (limited)  
Consumer convenience services

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 and other applicable requirements of the City Code.

**PART 4.** The Property is subject to Ordinance No. 20050929-Z002 that established the St. Edward's neighborhood plan combining district.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

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§  
§

\_\_\_\_\_, 2014

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

