

**ORDINANCE NO. 20140828-116**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 517 EAST OLTORF STREET IN THE ST. EDWARD'S NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0081, on file at the Planning and Development Review Department, as follows:

Tract 1, D.M. Bryant Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 9, Page 58 of the Plat Records of Travis County, Texas (the "Property"),

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

**PART 2.** Except as specifically provided in Part 3 and Part 4 of 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 3.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property shall not exceed an impervious coverage of 85 percent.
- B. The maximum height, as defined by City Code, of a building or structure on the Property may not exceed 35 feet.

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

D. The following uses are conditional uses of the Property:

Club or lodge	Community events
Community recreation (private)	Community recreation (public)
Cultural services	Day care services (commercial)
Day care services (general)	Safety services
Group home, Class I (general)	Local utility services
Private secondary educational facilities	Private primary educational facilities
Communicational services facilities	

E. The following uses are prohibited uses of the Property:

Administrative and business offices	College and university services
Art gallery	Art workshop
Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Pedicab storage & dispatch
Business or trade school	Business support services
Commercial off-street parking	Communications services
Consumer repair services	Indoor sports and recreation
Theater	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Hotel-motel	Indoor entertainment
Medical offices-not exceeding 5000 sq. ft gross floor area	Medical offices-exceeding 5000 sq. ft. gross floor area
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Personal improvement services	Personal services
Pet services	Plant nursery
Printing and publishing	Professional office
Drop-off recycling collection	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.

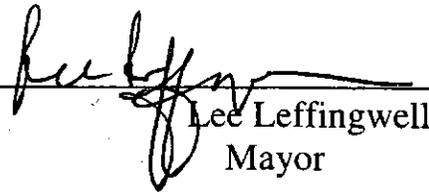
**PART 4.** The Property is subject to Ordinance No. 20050929-Z002 that established the St. Edward's neighborhood plan combining district.

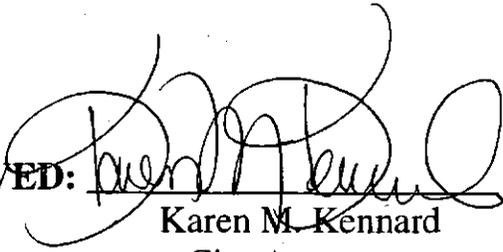
**PART 5.** This ordinance takes effect on September 8, 2014.

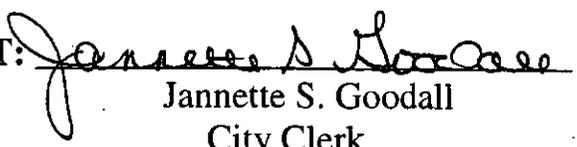
**PASSED AND APPROVED**

August 28, 2014

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Lee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk

