

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1001 EAST 50TH STREET AND 4915 HARMON
3 AVENUE IN THE NORTH LOOP NEIGHBORHOOD PLAN AREA FROM
4 FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING
5 DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-
6 NEIGHBORHOOD PLAN (LO-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 limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2014-0028, on
14 file at the Planning and Development Review Department, as follows:

15
16 Lot 1A and 1B, the Resubdivision of the West One-Half (1/2) of Lot 1, Block R.
17 Ridgetop Addition Subdivision, a subdivision in the City of Austin, Travis County,
18 Texas, according to the map or plat of record in Plat Book 11, Page 38 of the Plat
19 Records of Travis County, Texas (the "Property"),

20
21 locally known as 1001 East 50th Street and 4915 Harmon Avenue in the City of Austin,
22 Travis County, Texas, and 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 limited office (LO) base district and other applicable requirements of the City 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:

- 30
31 A. A site plan or building permit for the Property may not be approved, released,
32 or issued, if the completed development or uses of the Property, considered
33 cumulatively with all existing or previously authorized development and uses,
34 generate traffic that exceeds 2,000 trips per day.
35
36
37

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

- Art workshop
- Safety services
- Club or lodge
- Communication services facilities
- Community recreation (public)
- Congregate living
- Day care services (general)
- Medical offices –not exceeding 5000 sq. ft. gross floor area
- Public secondary educational facilities

- Art gallery
- Communications services
- College and university facilities
- Community events
- Community recreation (private)
- Day car services (commercial)
- Local utility
- Public primate educational facilities
- Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 020523-31 that established the North Loop neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED




www.ck12.org

2014

Lee Leffingwell
Mayor

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



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE
C14-2014-0028

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geog by the C ty of Austin regarding specific accuracy or completeness.



Exhibit A