

ORDINANCE NO. 20150910-017

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2901 EAST 5TH STREET IN THE GOVALLE NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-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 family residence-neighborhood plan (SF-3-NP) combining district to limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0194, on file at the Planning and Zoning Department, as follows:

Lots 11-12, Block 1, Hartwell Addition, a subdivision in Travis County, Texas, as recorded in volume 709, page 93 of the Travis County Deed Records (the "Property"),

locally known as 2901 East 5th Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 030327-11a that established the Govalle neighborhood plan combining district.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A building permit may not be issued for an office or commercial structure on the Property unless at least one residential unit is constructed.

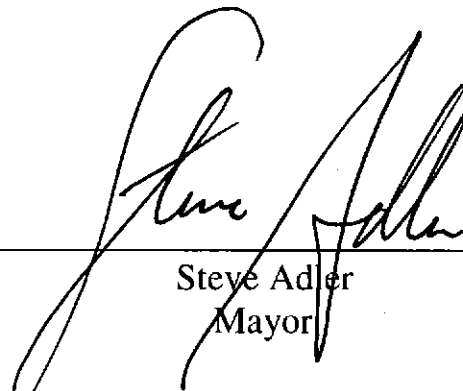
PART 4. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on September 21, 2015.

PASSED AND APPROVED


September 10, 2015

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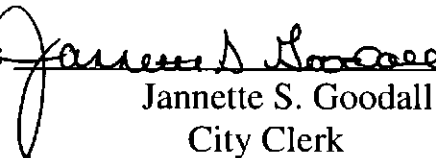
Steve Adler
Mayor

APPROVED:

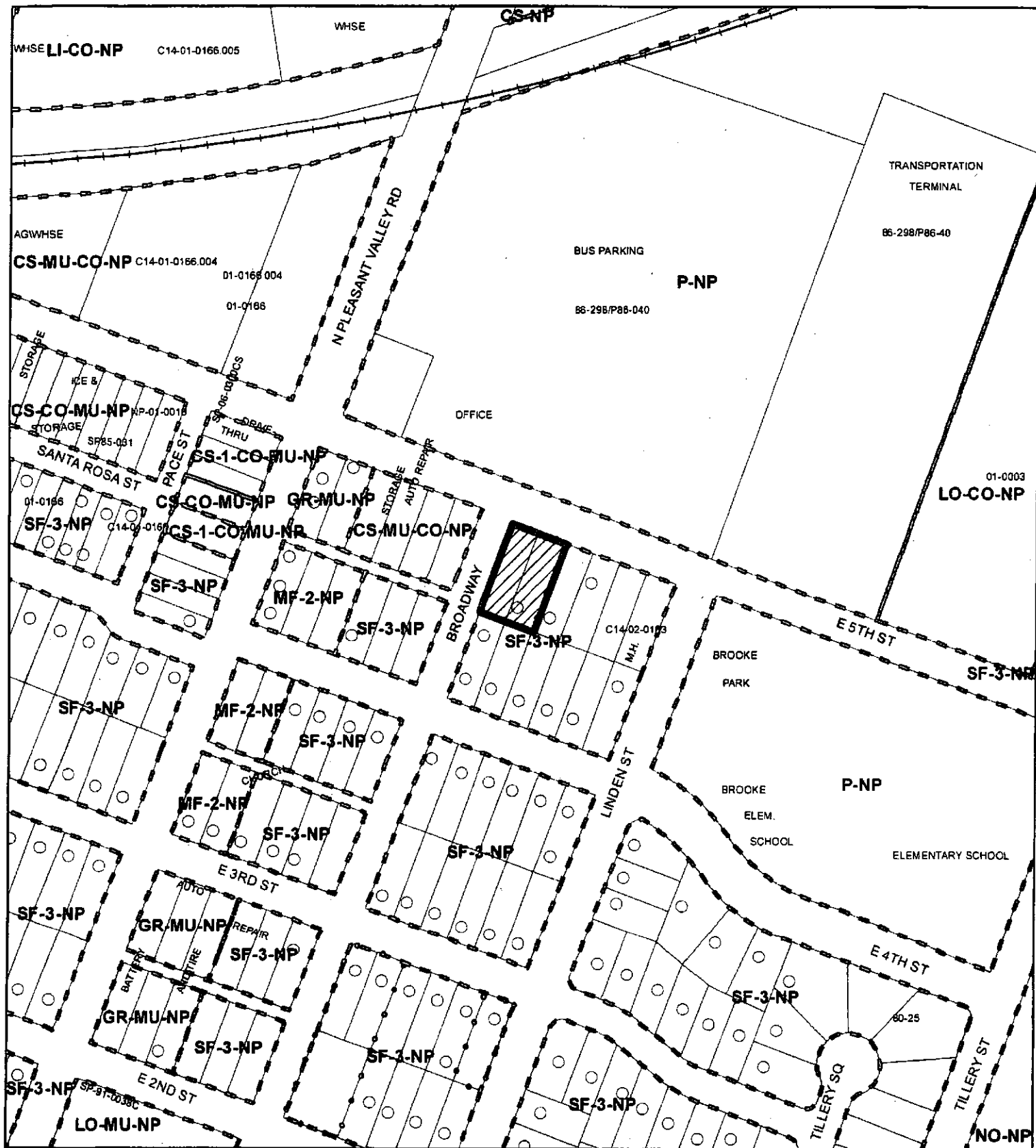


Anne L. Morgan
Interim City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

CASE#: C14-2014-0194



1" = 200'

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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A