

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7104, 7106, AND 7108 BENNETT AVENUE IN THE ST. JOHN/CORONADO HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-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 neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0050, on file at the Planning and Zoning Department, as follows:

Lots 9, 10, and 11, Block 8, St. Johns College Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book, Volume 4, Page 71 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 7104, 7106, and 7108 Bennett Avenue 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) 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. The following uses are not permitted uses of the Property:

Restaurant (general)

Service station

B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.

36 C. A 30-foot wide vegetative buffer shall be provided and maintained along the  
37 south property line. Improvements permitted within the buffer zone are limited  
38 to drainage, underground utility improvements or those improvements that may  
39 be otherwise required by the City of Austin or specifically authorized in this  
40 ordinance.

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42 D. A commercial use is prohibited on the Property unless at least two residential  
43 units are constructed. Development and construction of commercial and  
44 residential structures may occur simultaneously.

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46 **PART 4.** The Property is subject to Ordinance No. 20120426-101 that established the St.  
47 John/Coronado Hills Combined neighborhood plan.

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49 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2015.

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51 **PASSED AND APPROVED**

52  
53 §  
54 §  
55 \_\_\_\_\_, 2015 § \_\_\_\_\_  
56  
57 Steve Adler  
58 Mayor

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60 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
61 Anne L. Morgan Jannette S. Goodall  
62 Interim City Attorney City Clerk

