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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1301 WEST KOENIG LANE IN THE BRENTWOOD NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT FOR TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT FOR TRACT 2.

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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for Tract 1 and from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district for Tract 2 on the property described in Zoning Case No. C14-2016-0071, on file at the Planning and Zoning Department, as follows:

Tract 1:

Lot 15, Wilder Addition Section 1 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 5, Page 19 of the Plat Records of Travis County, and Lot 1, Wilder Addition Section 2 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 85, Page 138D of the Plat Records of Travis County, Texas, and;

Tract 2:

Lots 13 and 14, Wilder Addition Section 1 subdivision, a subdivision in Travis County, Texas, as recorded in Volume 5, Page 19 of the Plat Records of Travis County, Texas (cumulatively referred to as the "Property"),

1 locally known as 1301 West Koenig Lane in the City of Austin, Travis County, Texas,
2 generally identified in the map attached as Exhibit "A".
3

4 **PART 2.** The Property within the boundaries of the conditional overlay combining district
5 established by this ordinance is subject to the following conditions:
6

7 A. Vehicular access from the Property to Woodrow Avenue is prohibited except
8 for pedestrian, bicycle and emergency ingress and egress. All vehicular access
9 to the Property shall be from other adjacent public streets or through other
10 adjacent property.

11 B. Development of Tract 1 shall comply with the following regulations:
12

- 13 1. The maximum height of a building or structure is limited to 45 feet and 4
14 stories.
- 15 2. The maximum building coverage is limited to 60 percent.
- 16 3. The maximum impervious cover is limited to 70 percent.

17 C. Development of Tract 2 shall comply with the following regulation:
18

19 The maximum height of a building or structure is limited to 40 feet and 4
20 stories.
21

22 D. The following uses are not permitted uses for Tract 2:
23

- | | |
|--|------------------------------------|
| 24 Agricultural sales and services | Art workshop |
| Building maintenance services | Campground |
| Commercial blood plasma center | Construction sales and services |
| Convenience storage | Equipment repair services |
| Electronic prototype assembly | Kennels |
| Equipment sales | Maintenance and service facilities |
| Laundry services | Outdoor entertainment |
| Monument retail sales | Pawn shop services |
| Outdoor sports and recreation | Transportation terminal |
| Transitional housing | Vehicle storage |
| Drop-off recycling collection
25 facility | |

1 E. The following uses are conditional uses for Tract 2:

2 Custom manufacturing Plant nursery

3
4 F. For Tract 2, a non-residential use may not be less than 5,000 square feet.

5
6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the general commercial services
8 (CS) district, the multifamily residence highest density (MF-6) district and other applicable
9 requirements of the City Code.

10
11 **PART 3.** The Property is subject to Ordinance No. 20040513-33A that established zoning
12 for the Brentwood Neighborhood Plan.

13
14 **PART 4.** This ordinance takes effect on _____, 2017.

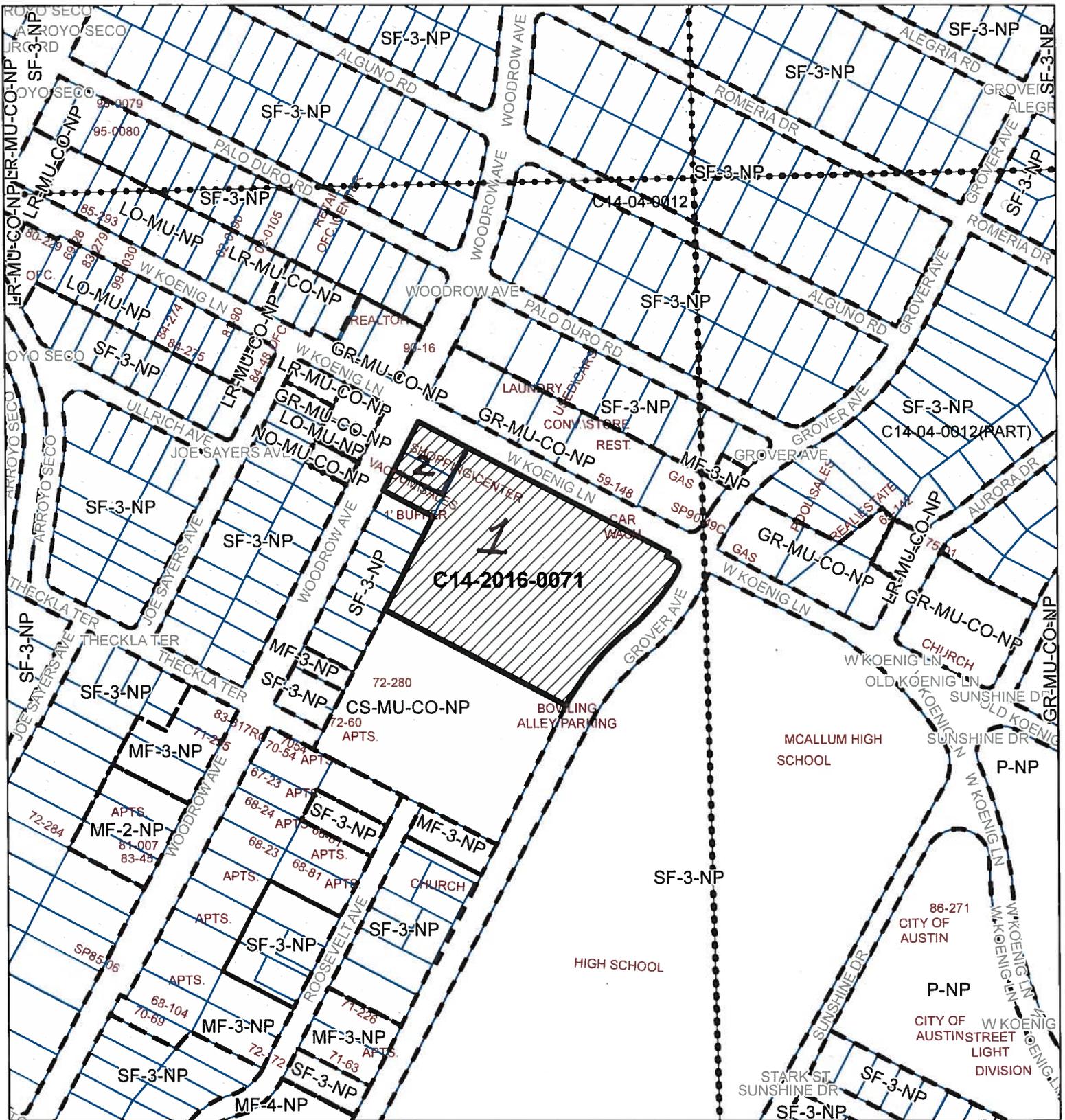
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16 **PASSED AND APPROVED**

17
18 _____, 2017 §
19 §
20 §

21 Steve Adler
22 Mayor

23
24
25 **APPROVED:** _____
26 Anne L. Morgan
27 City Attorney

28
29 **ATTEST:** _____
Jannette S. Goodall
City Clerk



ZONING

Case#: C14-2016-0071

EXHIBIT A

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 200 Feet

1" = 300'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017