

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4100 JACKSON AVENUE FROM GENERAL OFFICE (GO) DISTRICT AND GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) 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 general office (GO) district and general office-mixed use-conditional overlay (GO-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2018-0111, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Westminster Manor Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record in Document No. 200600340 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4100 Jackson Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** 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 prohibited uses on the Property:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Administrative and business offices | Agricultural sales and services  |
| Alternative financial services      | Art workshop                     |
| Automotive rentals                  | Automotive repair services       |
| Automotive sales                    | Automotive washing (of any type) |
| Bail bond services                  | Bed and breakfast (Group 1)      |
| Bed and breakfast (Group 2)         | Building maintenance services    |
| Business or trade school            | Business support services        |
| Campground                          | College or university facilities |
| Commercial blood plasma center      | Commercial off-street parking    |

Community recreation (private)  
Construction sales and services  
Consumer repair services  
Cultural services  
Drop-off recycling collection facility  
Electronic testing  
Equipment sales  
Financial services  
Food sales  
General retail sales (convenience)  
Guidance services  
Hospital services (general)  
Indoor crop production  
Indoor sports and recreation  
Laundry services

Local utility services  
Medical offices-exceeding 5,000 sq.  
ft. gross floor area  
Monument retail sales  
Outdoor entertainment  
Pawn shop services  
Personal improvement services  
Pet services  
Private primary educational facilities

Professional office  
Public secondary educational  
facilities  
Residential Treatment  
Restaurant (limited)  
Service station  
Software development  
Transitional housing  
Vehicle storage

Community recreation (public)  
Consumer convenience services  
Convenience storage  
Custom manufacturing  
Electronic prototype assembly  
Equipment repair services  
Exterminating services  
Food preparation  
Funeral services  
General retail sales (general)  
Hotel-motel  
Hospital services (limited)  
Indoor entertainment  
Kennels  
Limited warehousing and  
distribution  
Maintenance and service facilities  
Medical offices- not exceeding  
5,000 sq. ft. gross floor area  
Off-site accessory parking  
Outdoor sports and recreation  
Pedicab storage and dispatch  
Personal services  
Plant nursery  
Private secondary educational  
facilities  
Public primary educational facilities  
Research services  
  
Restaurant (general)  
Safety services  
Short-term rental  
Theater  
Transportation terminal  
Veterinary services

1  
2 B. Development of the Property shall comply with the following regulations:  
3

4 1. The minimum setbacks are: 15 feet for the front yard,  
5 15 feet for the street side yard,  
6 5 feet for the interior yard, and  
7 5 feet for rear yard.  
8

9 2. The maximum building coverage is 60 percent.  
10

11 3. The maximum impervious cover is 80 percent.  
12

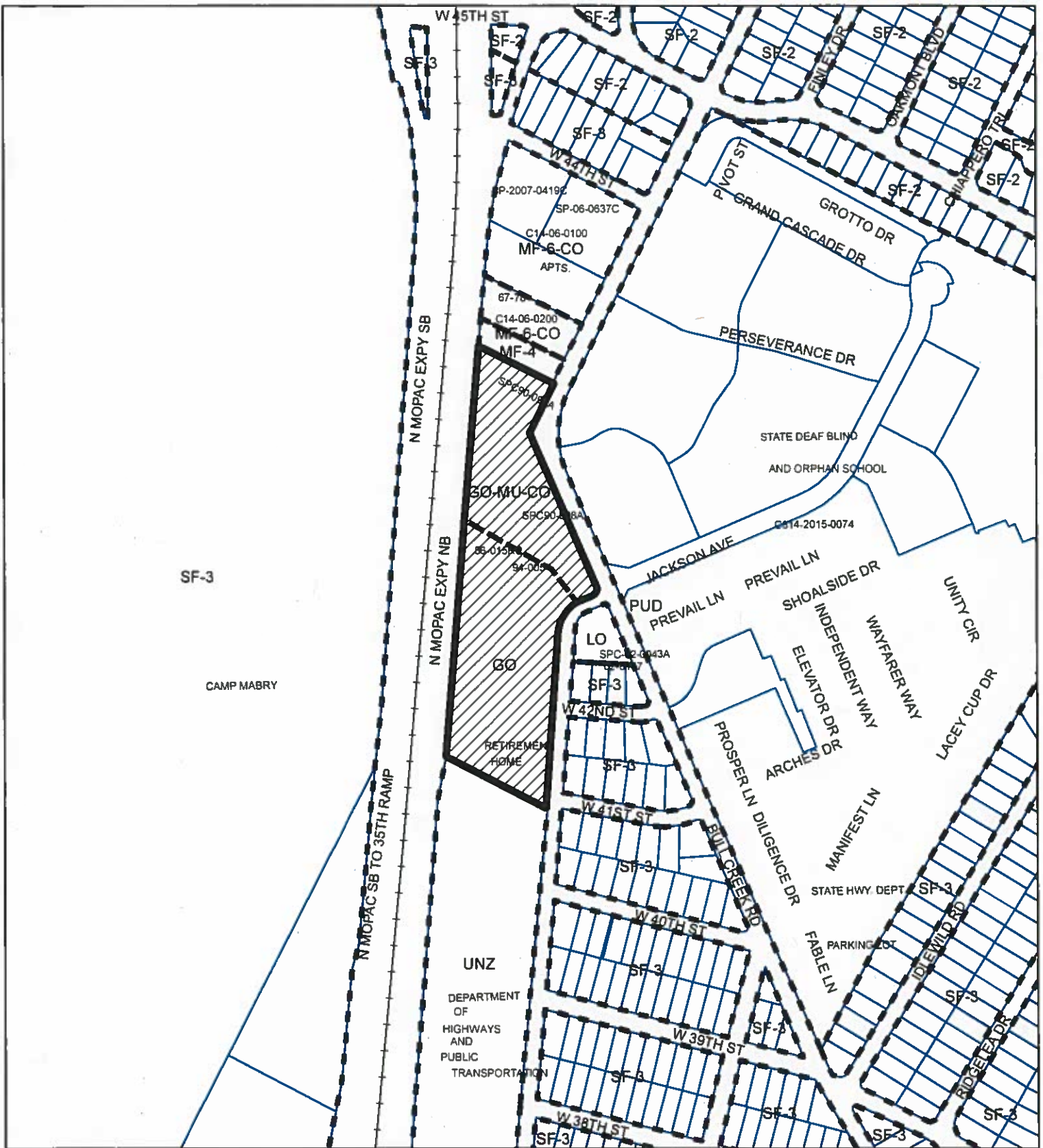
13 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
14 developed and used in accordance with the regulations established for the general  
15 commercial services (CS) base district, mixed use (MU) combining district and other  
16 applicable requirements of the City Code.  
17




18 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2019.  
19

20 **PASSED AND APPROVED**  
21

22 §  
23 §  
24 \_\_\_\_\_, 2019 § \_\_\_\_\_  
25 Steve Adler  
26 Mayor  
27

28  
29 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
30 Anne L. Morgan Jannette S. Goodall  
31 City Attorney City Clerk  
32



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## Zoning Case

C14-2018-0111

**EXHIBIT A**



1" = 400'

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.