

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2202, 2210, 2214, AND 2220 WEBBERVILLE ROAD AND 2206 EAST 7TH STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0074 file at the Planning and Zoning Department, as follows:

Lots 15-19, Block 30, Grandview Place, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 17, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2202, 2210, 2214, and 2220 Webberville Road and 2206 East 7th Street 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:

Automotive rentals	Automotive sales
Campground	Commercial off-street parking
Convenience storage	Drop-off recycling collection facility
Equipment repair services	Equipment sales
Hotel-Motel	Laundry services
Pawn shop services	Vehicle storage

1 B. The following uses are conditional uses on the Property:

2 Building maintenance services
Construction sales and services
3 Limited warehousing and
distribution

Communication service facilities
Kennels

4 C. Development of the Property is limited to 62 dwelling units.

5
6 D. Development of the Property may not exceed a floor to area ratio (F.A.R.) of 2
7 to 1.

8
9 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
10 developed and used in accordance with the regulations established for the general
11 commercial services (CS) base district, mixed use (MU) combining district and other
12 applicable requirements of the City Code.

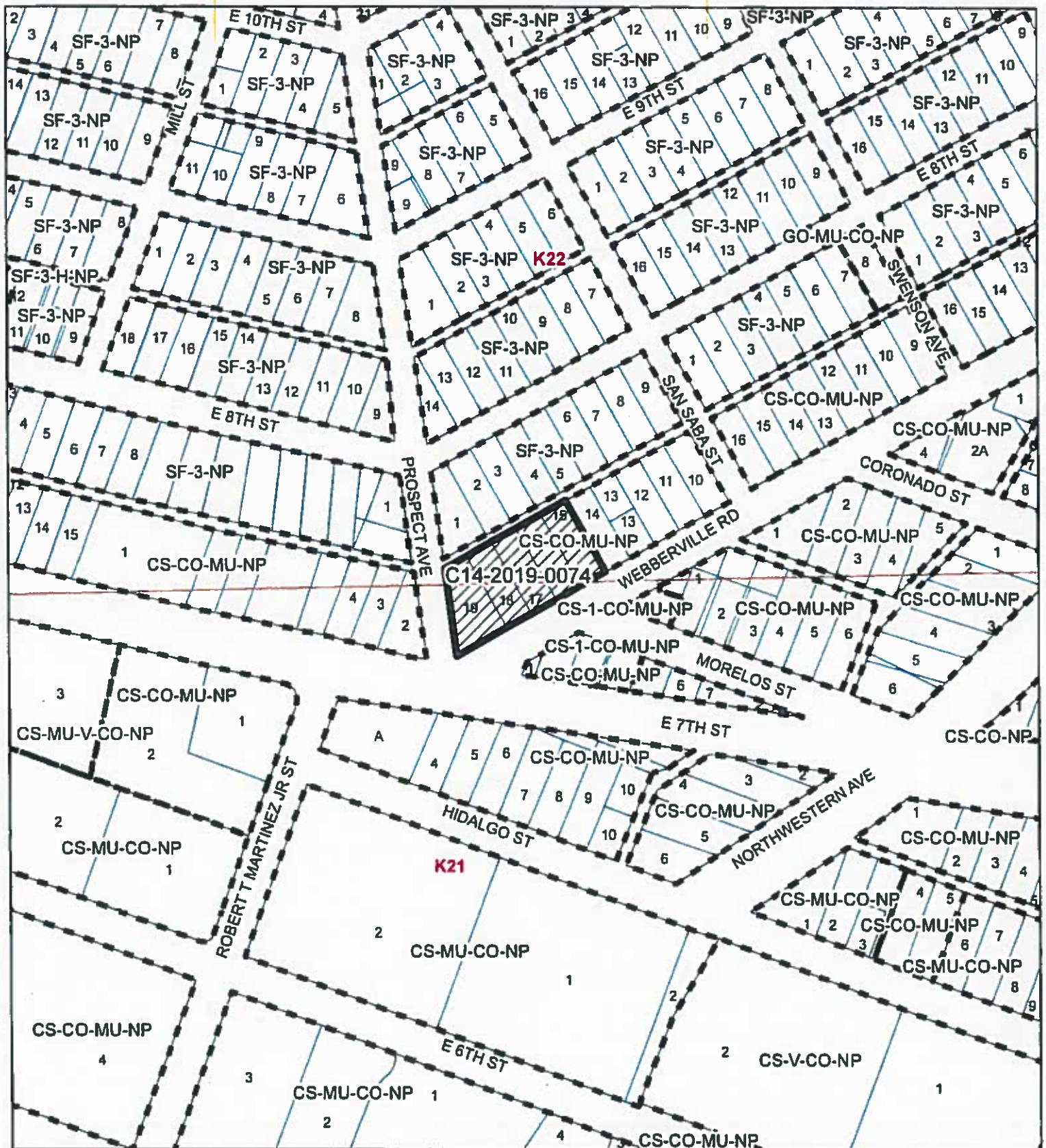
13
14 **PART 4.** The Property is subject to Ordinance No. 011213-44 that established zoning for
15 the Holly Neighborhood Plan.

16
17 **PART 5.** This ordinance takes effect on _____, 2019.

18
19 **PASSED AND APPROVED**

20
21 §
22 §
23 _____, 2019 § _____
24 Steve Adler
25 Mayor

26
27
28 **APPROVED:** _____ **ATTEST:** _____
29 Anne L. Morgan Jannette S. Goodall
30 City Attorney City Clerk
31



2202 WEBBERVILLE ROAD

Exhibit A

ZONING CASE#: C14-2019-0074

LOCATION: 2202 Webberville Road

SUBJECT AREA: .7267 Acres

GRID: K21 & K22

MANAGER: Heather Chaffin



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.