

ORDINANCE NO. 20190620-158

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 on 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 |

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

Building maintenance services
Construction sales and services
Limited warehousing and
distribution

Communication service facilities
Kennels

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

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

E. The maximum height of a building or structure on the Property shall not exceed 55 feet.

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

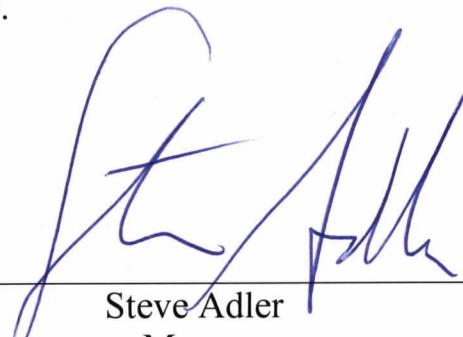
PART 4. The Property is subject to Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.

PART 5. This ordinance takes effect on July 1, 2019.

PASSED AND APPROVED


_____, June 20, 2019

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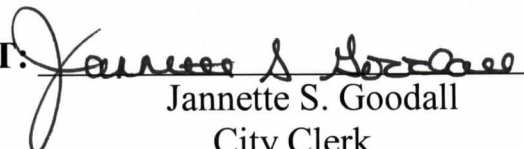
Steve Adler
Mayor

APPROVED:

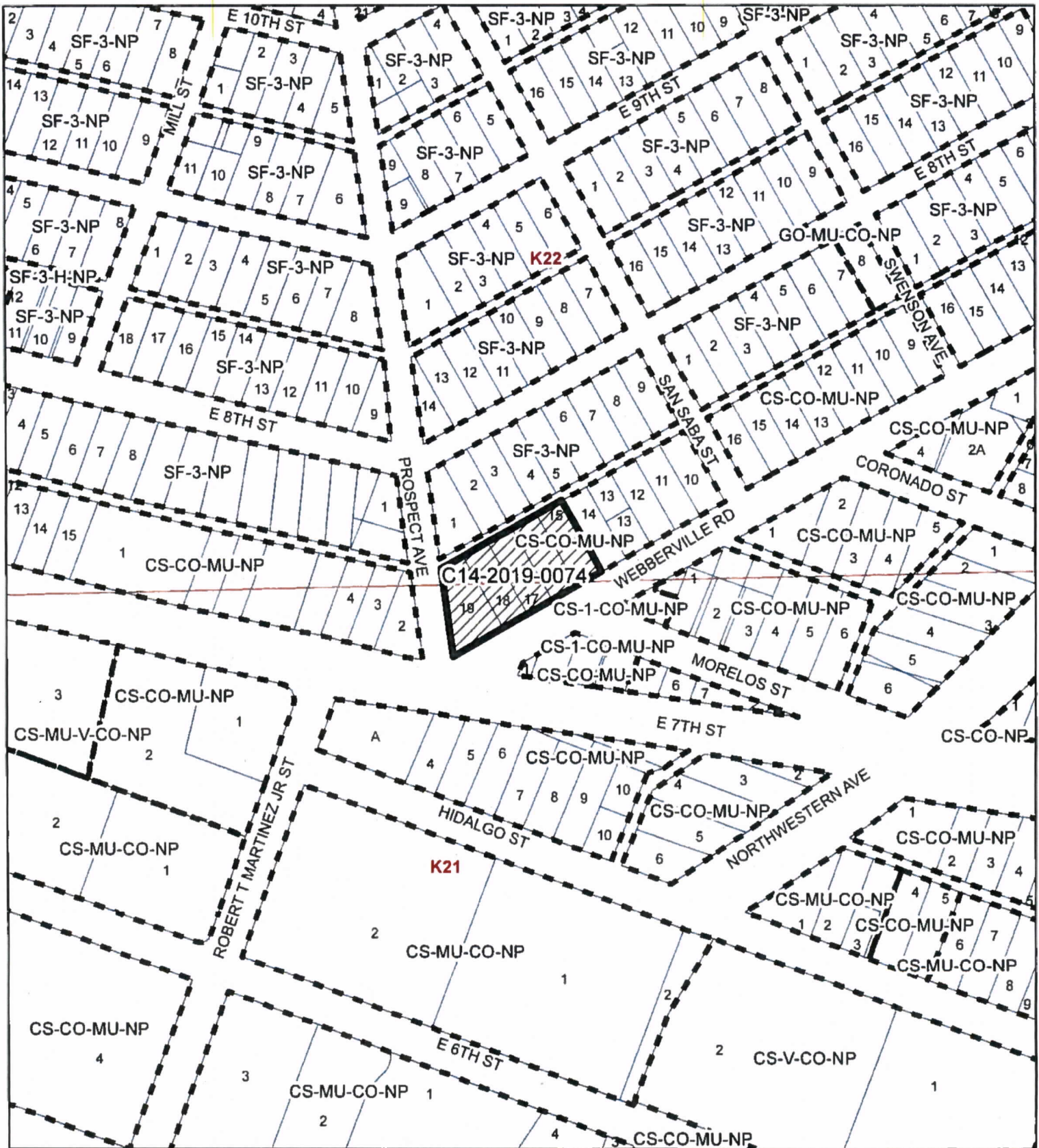






Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



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

2202 WEBBERVILLE ROAD

Exhibit A

ZONING CASE#: C14-2019-0074

LOCATION: 2202 Webberville Road

SUBJECT AREA: .7267 Acres

GRID: K21 & K22

MANAGER: Heather Chaffin



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.