

ORDINANCE NO. 20201112-053

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1804 ULIT AVENUE IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (NO-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 public-neighborhood plan (P-NP) combining district to neighborhood office-conditional overlay-neighborhood plan (NO-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0074, on file at the Housing and Planning Department, as follows:

Lot 11, Block 6, THE SECOND HENRY ULIT ADDITION OF OUTLOT 31, DIVISION B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 108, Plat Records of Travis County, Texas (the "Property"),

locally known as 1804 Ulit 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. 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 500 trips per day.
- B. The following uses are not permitted uses of the Property:

Community events
Congregate living
Residential treatment

Communication service facilities
Counseling services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) district and other applicable requirements of the City Code.

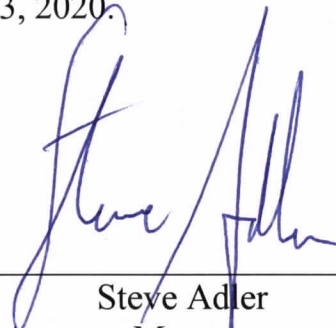
PART 4. The Property is subject to Ordinance No. 001207-47 that established zoning for the Chestnut Neighborhood Plan combining district.

PART 5. This ordinance takes effect on November 23, 2020.


PASSED AND APPROVED

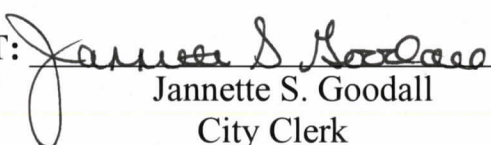
_____, November 12, 2020

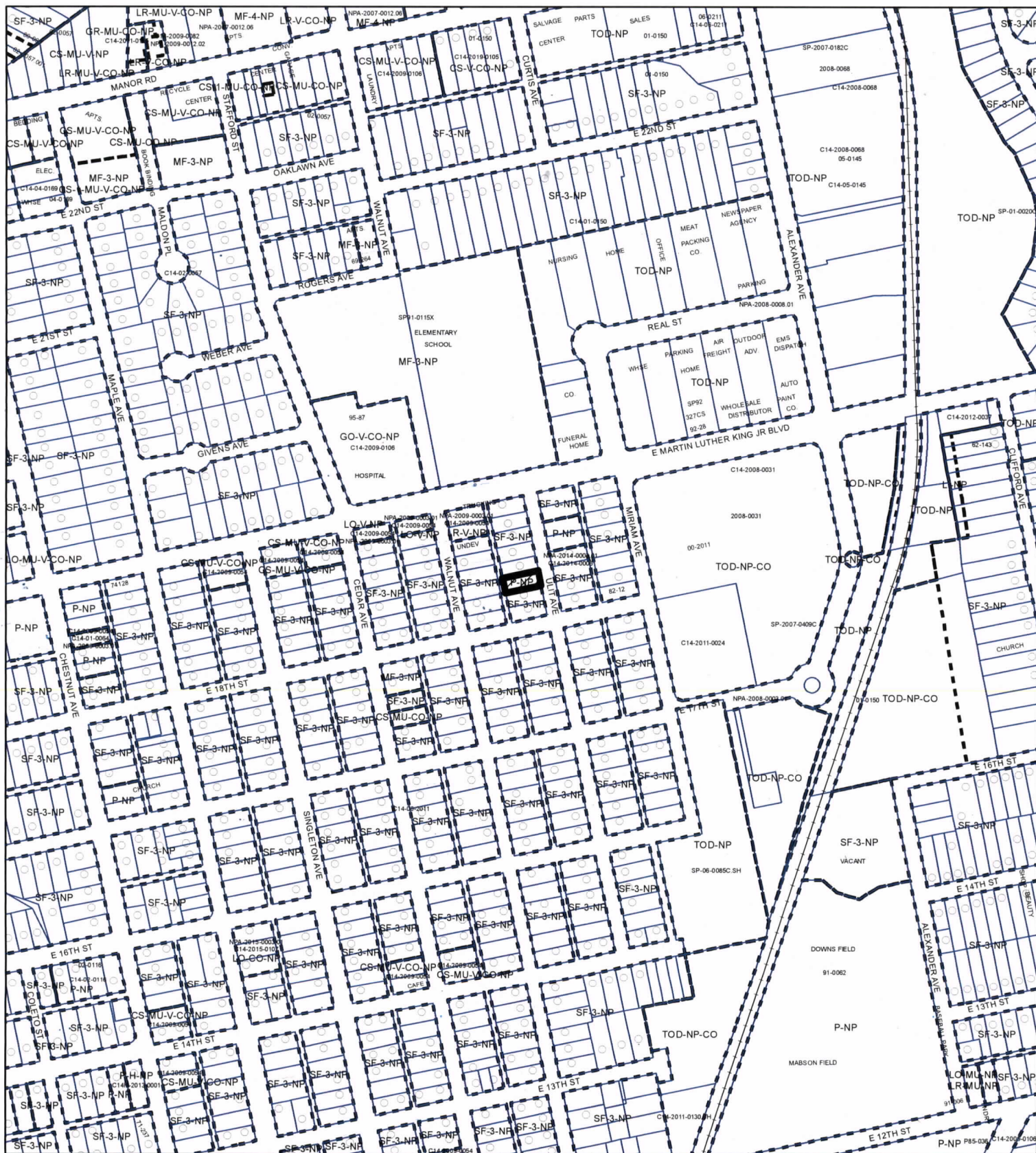
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



Steve Adler
Mayor

APPROVED: 
Anne L. Morgan *by*
City Attorney *WThorne*

ATTEST: 
Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0074

Exhibit A

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.



Created: 7/2/2020

1" = 400'