

ORDINANCE NO. 20220901-114

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1809 WEST 35TH STREET IN THE CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to limited office-mixed use-neighborhood plan (LO-MU-NP) combining district on the property described in Zoning Case No. C14-2022-0021, on file at the Housing and Planning Department, as follows:

LOT 1, and the east 6 feet of LOT 2, BLOCK 10, CAMP MABRY ACRES, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 3, Page 10, of the Plat Records of Travis County, Texas (the “Property”),

locally known as 1809 West 35th 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:

Development of the Property shall comply with the following regulations:

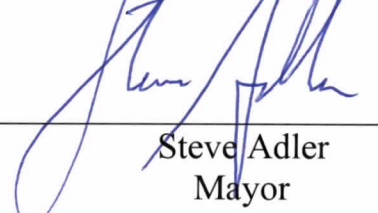
1. For any commercial permitted uses on the Property that include an outdoor seating area elevated above one story or 15 feet as measured from ground level, the elevated seating area is limited to 2,500 square feet. This condition shall not apply to residential uses.
2. A 5-foot wide vegetative buffer shall be provided and maintained along the south property lines. Any trees planted in the vegetative buffer shall be compatible with utilities and have a spacing of 20 feet. Improvements permitted within the vegetative buffer area are limited to drainage, underground utility improvements, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.


PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for limited office (LO) base district, and mixed use (MU) combining district.

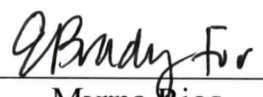
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20100923-103 that established zoning for the Windsor Road Neighborhood Plan.

PART 5. This ordinance takes effect on September 12, 2022.




PASSED AND APPROVED

_____, September 1, 2022 §
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 Steve Adler
 Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Myrna Rios
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING Exhibit A

ZONING CASE#: C14-2022-0021

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



Created: 3/2/2022