

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 4007 JAMES CASEY STREET IN THE SOUTH**  
3 **AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY**  
4 **COMMERCIAL-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN**  
5 **(GR-V-NP) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-**  
6 **PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-PDA-NP)**  
7 **COMBINING DISTRICT.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from community commercial-vertical mixed use building-  
13 neighborhood plan (GR-V-NP) combining district to commercial highway services-  
14 planned development area-neighborhood plan (CH-PDA-NP) combining district on the  
15 property described in Zoning Case No. C14-2023-0096, on file at the Planning  
16 Department, as follows:

17  
18 LOT 1, JAMES CASEY MEDICAL OFFICE, a subdivision in the City of Austin,  
19 Travis County, Texas, according to the map or plat of record in Document No.  
20 202200162 of the Official Public Records of Travis County, Texas (the  
21 “Property”),

22  
23 locally known as 4007 James Casey Street in the City of Austin, Travis County, Texas,  
24 generally identified in the map attached as **Exhibit “A”**.

25  
26 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
27 Property may be developed and used in accordance with the regulations established for the  
28 commercial highway services (CH) base district and other applicable requirements of the  
29 City Code.

30  
31 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*  
32 *Development Area Performance Standards*) of the City Code.  
33  
34  
35  
36  
37  
38

**PART 4.** Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

(A) The minimum setbacks are:

- (1) 10 feet for front yard
- (2) 10 feet for street side yard
- (3) 0 feet for interior side yard
- (4) 0 feet for rear yard

(B) The minimum lot width is 50 feet.

**PART 5.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20141106-087 that established zoning for the South Menchaca Neighborhood Plan.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2024.

# PASSED AND APPROVED



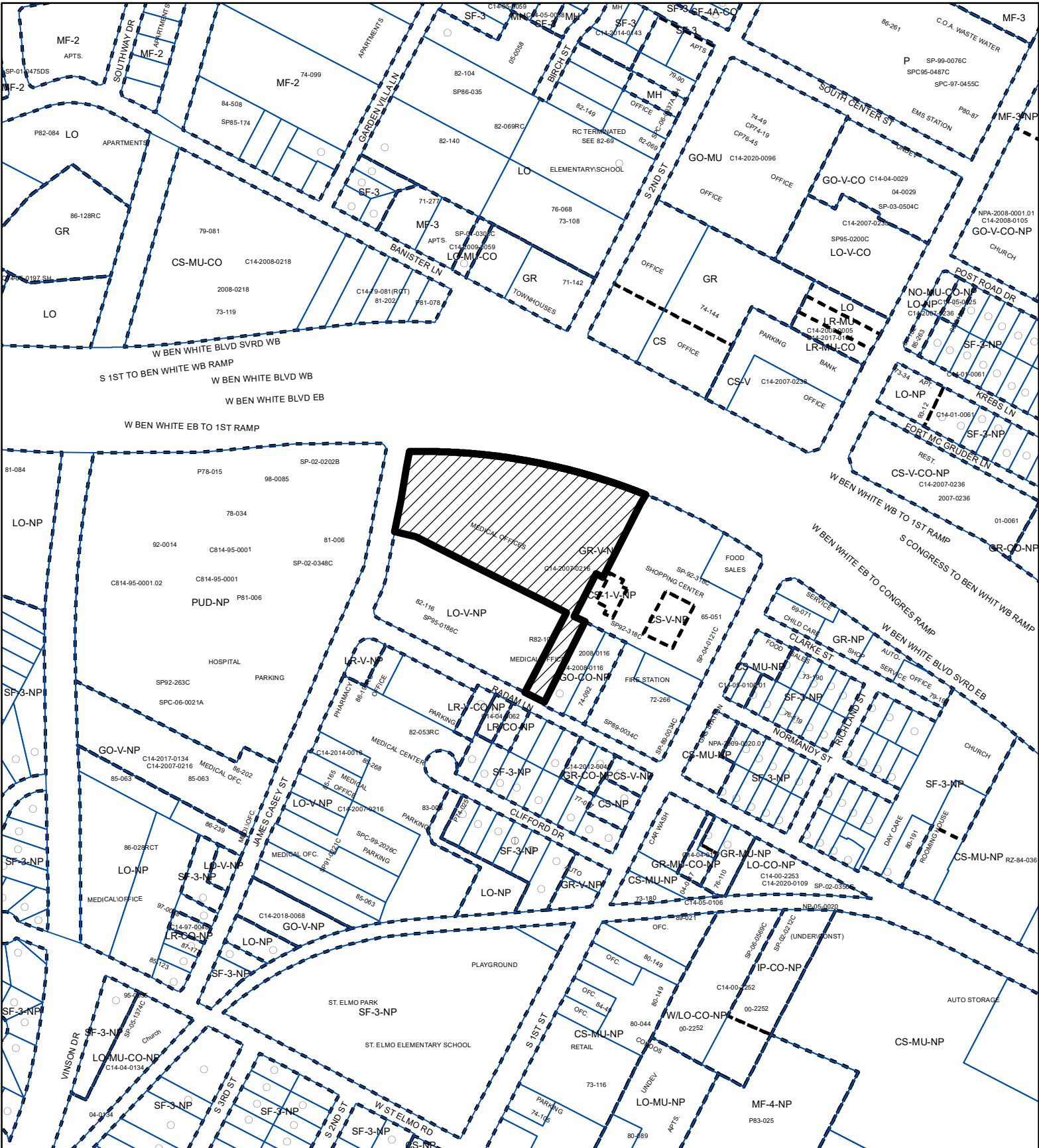
\_\_\_\_\_, 2024




Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2023-0096

**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 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: 8/8/2023