

7

ORDINANCE NO. _____

(64)

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2201-2205 EAST 2ND 1/2 STREET IN THE HOLLY
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL
5 OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN-COMBINING
6 DISTRICT (GO-CO-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to general office-conditional overlay-neighborhood plan-combining district (GO-
13 CO-NP) combining district on the property described in Zoning Case No. C14-06-0196, on
14 file at the Neighborhood Planning and Zoning Department, as follows:

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16 Lots 9, 10, 11, 12, 13, and 14, Outlot 25, Division O, FH Jones Subdivision, a
17 subdivision in the City of Austin, Travis County, Texas, the property more
18 particularly described in an instrument of record in Volume 9601, Page 691, of the
19 Official Public Records of Travis County, Texas (the "Property"),

20
21 locally known as 2201-2205 East 2nd 1/2 Street, in the City of Austin, Travis County, Texas,
22 and generally identified in the map attached as Exhibit "A".

23
24 **PART 2.** Except as otherwise provided in Parts 3 and 4 of this ordinance the Property may
25 be developed and used in accordance with the regulations established for the general office
26 (GO) base district and other applicable requirements of the City Code.

27
28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:

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31 A. A site plan or building permit may not be approved, released, or issued, if the
32 completed development or uses of the Property, considered cumulatively with all
33 existing or previously authorized development and uses, generate traffic that exceeds
34 2,000 trips per day.
35
36
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B. The following uses are prohibited uses of the Property:

Business or trade school
Food preparation
Medical offices (not exceeding 5,000
sq. ft. of gross floor area)
Personal services
Restaurant (limited)

Business support services
Medical offices (exceeding 5,000 sq. ft.
of gross floor area)
Off-street commercial parking
Printing and publishing
Service station

PART 4. The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2007.

PASSED AND APPROVED

_____, 2007

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

