

ORDINANCE NO. Late Backup

#94

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2704 SOUTH FIRST STREET FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED**
4 **USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.**

5
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from family residence (SF-3) district to neighborhood commercial-
10 mixed use-conditional overlay (LR-MU-CO) combining district on the property described
11 in Zoning Case No. C14-2007-0200, on file at the Neighborhood Planning and Zoning
12 Department, as follows.

13
14 Lot 4, Block F, Oak Ridge Heights Section One Subdivision, a subdivision in the
15 City of Austin, Travis County, Texas, according to the map or plat of record in Plat
16 Book 4, Page 212, of the Plat Records of Travis County, Texas (the "Property"),

17
18 locally known as 2704 South First Street, in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

24 A site plan or building permit for the Property may not be approved, released, or
25 issued, if the completed development or uses of the Property, considered cumulatively with
26 all existing or previously authorized development and uses, generate traffic that exceeds
27 2,000 trips per day.
28

29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the neighborhood commercial (LR)
31 base district, the mixed use (MU) combining district, and other applicable requirements of
32 the City Code.
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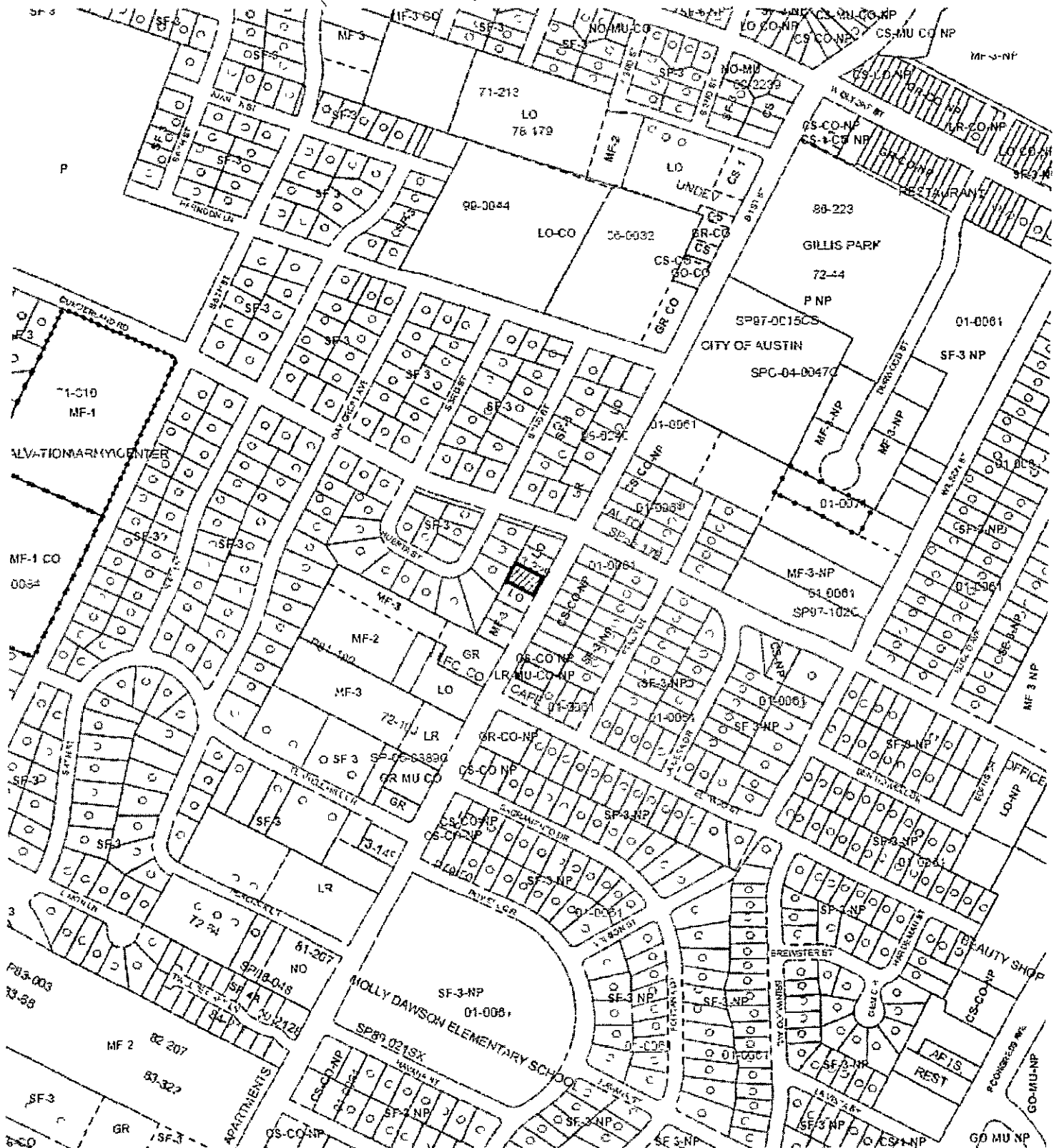
1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**
5

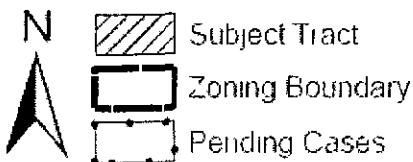
6 §
7 §
8 _____, 2008 § _____
9 Will Wynn
10 Mayor
11
12

13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A Gentry
15 City Attorney City Clerk

Exhibit A



ZONING



ZONING CASE# C14-2007-0200
 ADDRESS 2704 S 1ST ST
 SUBJECT AREA 0.00 ACRES
 GRID H19
 MANAGER R HEIL



1" = 400' OPERATOR S. MEEKS

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