

**ORDINANCE NO. 20090129-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7810-7816 HUDSON LOOP IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM INTERIM-RURAL RESIDENCE-NEIGHBORHOOD PLAN (I-RR-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-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 interim-rural residence-neighborhood plan (I-RR-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2008-0237, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.49 acre tract of land, more or less, out of the Jesse Williams Survey No. 62 and J.P. Johanson Survey No. 648, Travis County, the tract being more particularly described in an instrument of record in Volume 12366, Page 95, Official Public Records of Travis County, (the "Property"),

locally known as 7810-7816 Hudson Loop, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

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

- A. The maximum height of a building or structure is 35 feet from ground level.
- B. The maximum height of a building or structure is two stories.

C. The following uses are prohibited uses of the Property:

Bed & breakfast residential (Group 1)	Bed & breakfast residential (Group 2)
Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial blood plasma center
Community events	Congregate living
Consumer convenience services	Convenience storage
Counseling services	Drop-off recycling collection facility
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment rentals
Exterminating services	Financial services
Food preparation	General retail sales (convenience)
General retail sales (general)	Hospital services (limited)
Hospital services (general)	Hotel-motel
Medical offices (not exceeding 5000 s.f. of gross floor area)	Medical offices (exceeding 5000 s.f. of gross floor area)
Monument retail sales	Pawn shop services
Plant nursery	Printing and publishing
Restaurant (general)	Restaurant (limited)
Residential treatment	Service station
Software development	Theater
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

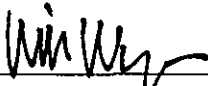
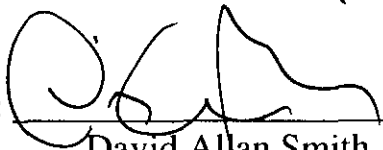
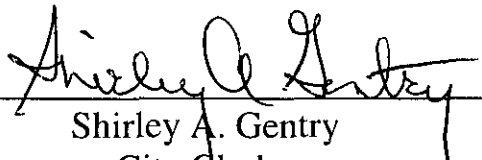
D. The following uses are conditional uses of the Property:

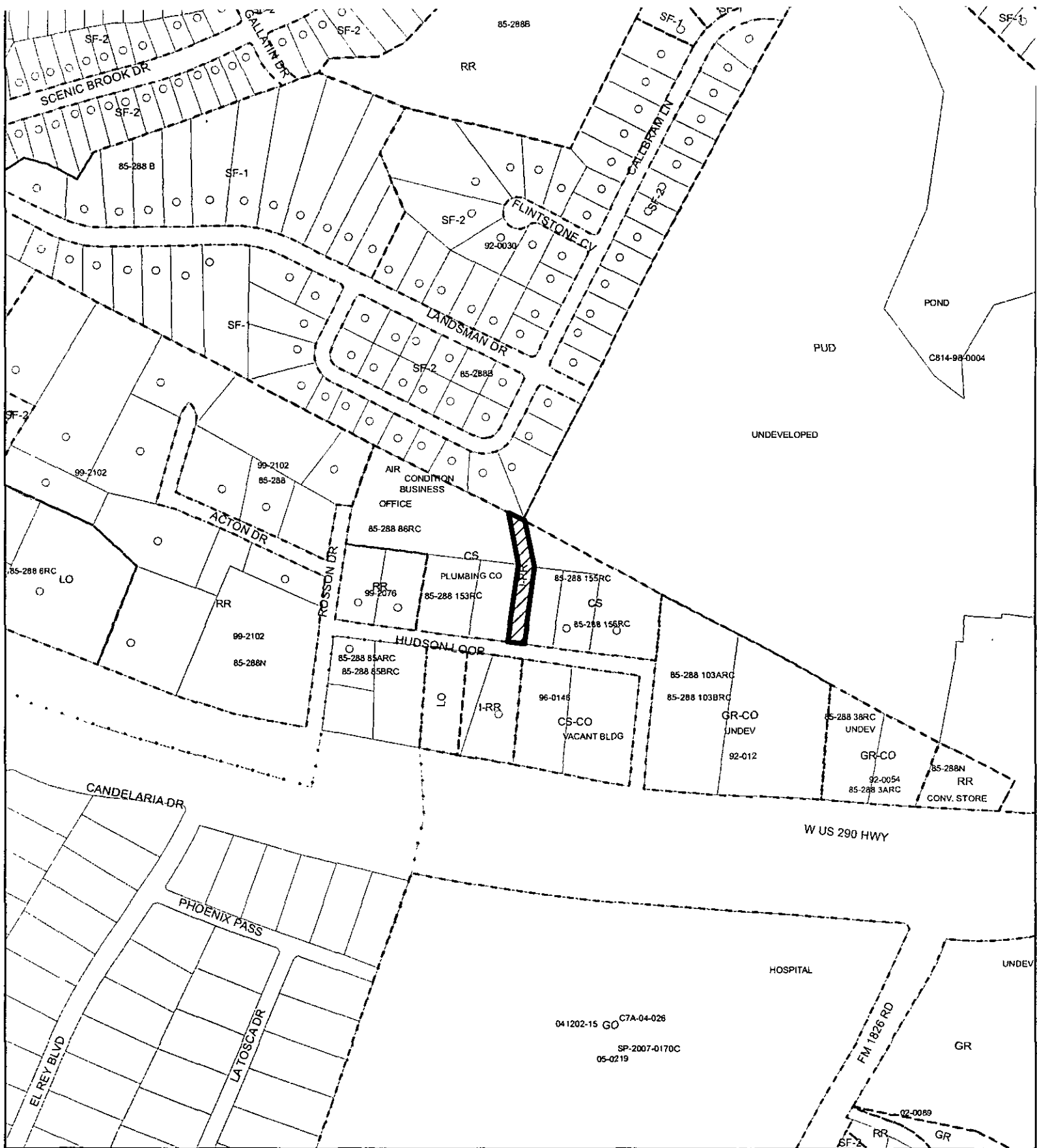
Club or lodge	Commercial off-street parking
Off-site accessory parking	Outdoor entertainment

**PART 4.** The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.




**PART 5.** This ordinance takes effect on February 9, 2009.

**PASSED AND APPROVED**

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	§	
<u>January 29</u> , 2009	§	<u></u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk



## ZONING EXHIBIT A

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE#: C14-2008-0237  
 ADDRESS: 7810-7816 HUDSON LOOP  
 SUBJECT AREA: 0.49 ACRES  
 GRID: B19  
 MANAGER: W. RHOADES

OPERATOR: S. MEEKS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness

1" = 400'