

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3208 RED RIVER STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0101, on file at the Planning and Development Review Department, as follows:

The south 140 feet of Lot 28, Beau Site Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 2, Page 184 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3208 Red River Street 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 community commercial (GR) base 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 following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive washing (of any type)	Bail bond services
Commercial off-street parking	Consumer convenience services

Consumer repair services
Exterminating services
Food preparation
Funeral services
General retail sales (convenience)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Pet services
Restaurant (general)
Congregate living
Hospital services (limited)
Group residential

Drop-off recycling collection facility
Financial services
Food sales
General retail sales (general)
Hotel-motel,
Indoor sports and recreation
Outdoor sports and recreation
Personal improvement services
Plant nursery
Theater club or lodge
Counseling services
Hospital services (general)

B. The Property shall be developed according to the general office (GO) site development regulations.

C. A research services use of the Property is limited to 20,000 square feet.

PART 4. The Property is subject to Ordinance No. 20040826-059 that established the Hancock neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

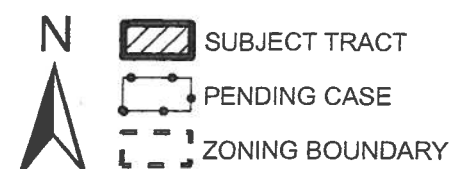
_____, 2011 § _____
 § _____
 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk



ZONING

Exhibit A



ZONING CASE#: C14-2011-0101
 LOCATION: 3208 RED RIVER ST
 SUBJECT AREA: 0.456 ACRES
 GRID: K24
 MANAGER: CLARK PATTERSON



1"= 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.