ORDINANCE NO.	

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2315 EAST 8TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-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 family residence-neighborhood plan (SF-3-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2011-0079, on file at the Planning and Development Review Department, as follows:

Lot 8, Block 29, Grandview Place Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 17, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2315 East 8th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

- PART 2. Except as otherwise 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 office (GO) 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:
 - The maximum height of a building or structure on the Property is 30 feet from Α. ground level.
 - The maximum height of a building or structure on the Property is two stories. В.
 - C. The maximum density is two residential units.

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Draft: 11/22/2011

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- D. Development of the Property shall comply with the neighborhood office (NO) site development regulations.
- E. The following uses are prohibited uses of the Property:

Administrative and business office Business or trade school Off-site accessory parking

Printing and publishing

Restaurant (limited)

Club or lodge

Communication services facilities

Community recreation (private)

Congregate living Counseling services

Day care services (commercial)

Day care services (limited)

Group home, Class I (general)

Group home, Class II

Hospital services (general)

Local utility services

Private secondary educational services

Public primary educational services

Residential treatment

Safety services

Medical offices (not exceeding 5,000

Sq. ft. gross floor area)

Art workshop

Communication services

Personal services Professional office

Software development

College and university facilities

Community events

Community recreation (public)

Convalescent services

Cultural services

Day care services (general)

Family home

Group home, Class I (limited)

Guidance services

Hospital services (limited)

Private primary educational

services

Public secondary educational

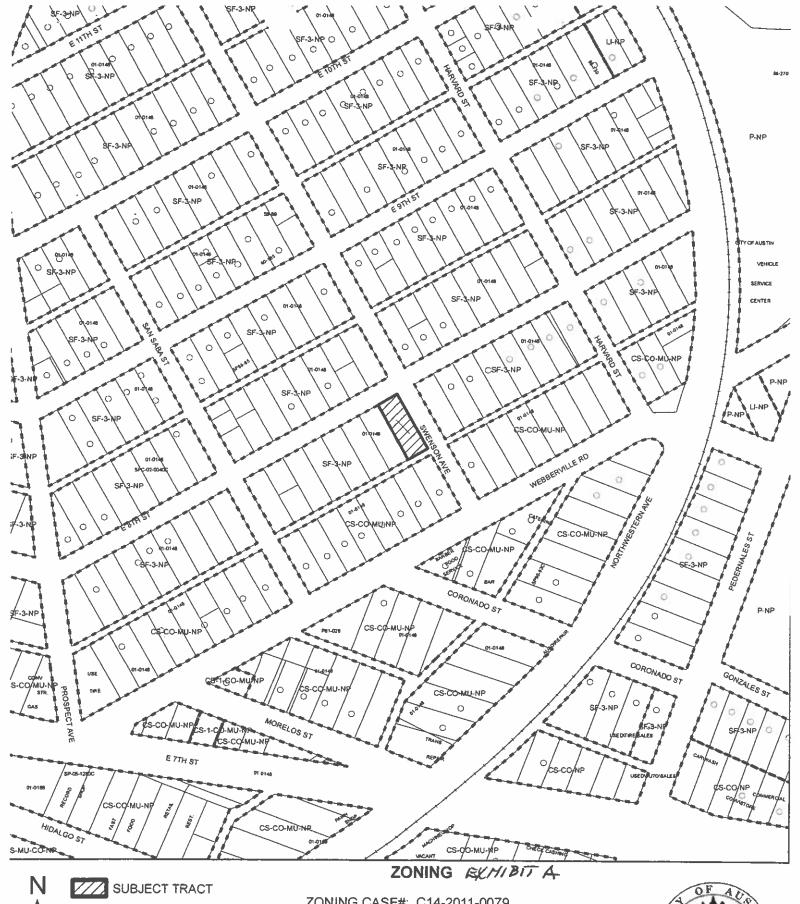
services

Medical offices (exceeding 5,000

sq. ft. gross floor area)

PART 4. The Property is subject to Ordinance No. 011213-042 that established the Central East Austin neighborhood plan combining district.

PART 5. This ord	inance takes effect on		A.		_, 2011.
PASSED AND AI	PPROVED				
	, 2011	% % ——————————————————————————————————	Lee Leffingw Mayor	ell	
APPROVED:		_ATTEST: _			
	Karen M. Kennard City Attorney		Shirley A City Cle		





1" = 500"

ZONING CASE#: C14-2011-0079 LOCATION: 2315 E 8TH ST

SUBJECT AREA: 0.130 AC. GRID: K22

MANAGER: J. RUSTHOVEN

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.

