

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 2315 EAST 8TH STREET IN THE CENTRAL EAST**
3 **AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**
4 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO GENERAL**
5 **OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN**
6 **(GO-MU-CO-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
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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-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-
13 NP) combining district on the property described in Zoning Case No. C14-2011-0079, on
14 file at the Planning and Development Review Department, as follows:

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16 Lot 8, Block 29, Grandview Place Subdivision, a subdivision in the City of Austin,
17 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page
18 17, of the Plat Records of Travis County, Texas (the "Property"),
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20 locally known as 2315 East 8th Street, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".
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23 **PART 2.** Except as otherwise specifically provided in Part 3 and Part 4 of this ordinance,
24 the Property may be developed and used in accordance with the regulations established for
25 the general office (GO) base district, the mixed use combining district, and other applicable
26 requirements of the City Code.
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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. The maximum height of a building or structure on the Property is 30 feet from
32 ground level.
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34 B. The maximum height of a building or structure on the Property is two stories.
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36 C. The maximum density is two residential units.
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1 D. Development of the Property shall comply with the neighborhood office (NO)
2 site development regulations.

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4 E. The following uses are prohibited uses of the Property:

| | | |
|----|----------------------------------------|-----------------------------------|
| 5 | Administrative and business office | Art workshop |
| 6 | Business or trade school | Communication services |
| 7 | Off-site accessory parking | Personal services |
| 8 | Printing and publishing | Professional office |
| 9 | Restaurant (limited) | Software development |
| 10 | Club or lodge | College and university facilities |
| 11 | Communication services facilities | Community events |
| 12 | Community recreation (private) | Community recreation (public) |
| 13 | Congregate living | Convalescent services |
| 14 | Counseling services | Cultural services |
| 15 | Day care services (commercial) | Day care services (general) |
| 16 | Day care services (limited) | Family home |
| 17 | Group home, Class I (general) | Group home, Class I (limited) |
| 18 | Group home, Class II | Guidance services |
| 19 | Hospital services (general) | Hospital services (limited) |
| 20 | Local utility services | Private primary educational |
| 21 | Private secondary educational services | services |
| 22 | Public primary educational services | Public secondary educational |
| 23 | Residential treatment | services |
| 24 | Safety services | Medical offices (exceeding 5,000 |
| 25 | Medical offices (not exceeding 5,000 | sq. ft. gross floor area) |
| 26 | Sq. ft. gross floor area) | |

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29 **PART 4.** The Property is subject to Ordinance No. 011213-042 that established the Central
30 East Austin neighborhood plan combining district.
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1 **PART 5.** This ordinance takes effect on _____, 2011.
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4 **PASSED AND APPROVED**
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6 _____, 2011
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§
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9 Lee Leffingwell
10 Mayor
11

12 **APPROVED:** _____ **ATTEST:** _____
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15 Karen M. Kennard
City Attorney

Shirley A. Gentry
City Clerk

