

ORDINANCE NO. 20111208-102

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2001 AND 2005 CHICON STREET IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-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 limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2010-0127 on file at the Planning and Development Review Department, as follows:

Lots 1 and 2, Resubdivision of Block 8, in C.R. Johns Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 21, Page 18, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2001 and 2005 Chicon 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 limited office (LO) 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 following uses are prohibited uses of the Property:

Club or lodge	Communications services
Convalescent services	Cultural services
Hospital services (limited)	

- B. A structure or portion of a structure may not exceed a height of 35 feet above ground level.
- C. A Building or structure may not exceed two stories.
- D. Building coverage on the Property may not exceed 35 percent.
- E. Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 0.35 to 1.0.

PART 4. The Property is subject to Ordinance No. 020801-92 that established the Upper Boggy Creek neighborhood plan combining district.

PART 5. This ordinance takes effect on December 19, 2011.

PASSED AND APPROVED

December 8, 2011 §
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Lee Leffingwell
Mayor

APPROVED: _____
Karen M. Kennard
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

