

**ORDINANCE NO. 20111208-106**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2315 EAST 8<sup>TH</sup> 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 8<sup>th</sup> 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:

- A. The maximum height of a building or structure on the Property is 30 feet from ground level.
- B. The maximum height of a building or structure on the Property is two stories.
- C. The maximum density is two residential units.

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	Art workshop
Business or trade school	Communication services
Off-site accessory parking	Personal services
Printing and publishing	Professional office
Restaurant (limited)	Software development
Club or lodge	College and university facilities
Communication services facilities	Community events
Community recreation (private)	Community recreation (public)
Congregate living	Convalescent services
Counseling services	Cultural services
Day care services (commercial)	Day care services (general)
Day care services (limited)	Family home
Group home, Class I (general)	Group home, Class I (limited)
Group home, Class II	Guidance services
Hospital services (general)	Hospital services (limited)
Local utility services	Private primary educational services
Private secondary educational services	Public secondary educational services
Public primary educational services	Medical offices (exceeding 5,000 sq. ft. gross floor area)
Residential treatment	
Safety services	
Medical offices (not 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 ordinance takes effect on December 19, 2011.

**PASSED AND APPROVED**

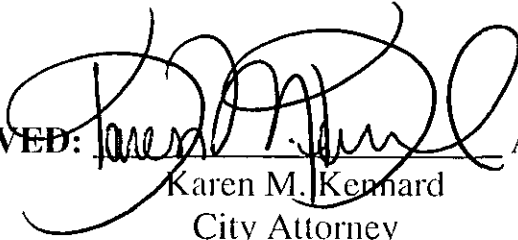
December 8, 2011

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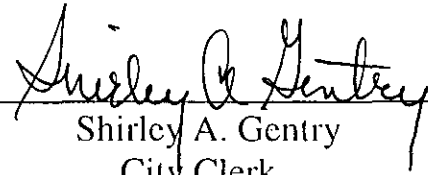
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**

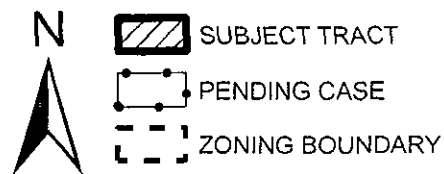


Shirley A. Gentry  
City Clerk



## ZONING EXHIBIT A

ZONING CASE#: C14-2011-0079  
 LOCATION: 2315 E 8TH ST  
 SUBJECT AREA: 0.130 AC.  
 GRID: K22  
 MANAGER: J. RUSTHOVEN



1" = 500'

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.