

ORDINANCE NO. 20060622-107

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3404 AND 3406 RED RIVER STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-2-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 multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district to single family residence standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP) combining district on the property described in Zoning Case No. C14-06-0075, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 0.487 acres of land, being a Resubdivision of Lot 15B-1 and 15-B2, Block A, of the Resubdivision of Lot 15B of the Resubdivision of Lot 15, Beau Site and a portion of Lot 14, Beau Site, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200500245, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 3404 and 3406 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, the Property may be developed and used in accordance with the regulations established for the neighborhood office single family residence standard lot (SF-2) 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:

1. The following conditions apply to the Property:
 - A. The maximum height of a building or structure is 30 feet from ground level.
 - B. A building or structure may not exceed a height of two stories.
 - C. The maximum building coverage is 40 percent.
 - D. The maximum impervious cover is 76 percent.
 - E. The minimum front yard setback is the lesser of:
 - 1) 25 feet; or
 - 2) if the lots on both sides of an interior lot are legally developed, the average of the setbacks of the principal structures on the side lots; or
 - 3) if only one lot on a side of an interior lot is legally developed, the setback of the principal structure on the side lot.
 - F. The front yard setback for a parking structure is 60 feet.
 - G. A circular driveway is prohibited on a lot that has less than 100 feet of front street yard width.
 - H. Vehicular access from the Property to Hampton Road is prohibited.

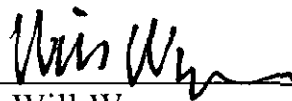
PART 4. The Property is subject to Ordinance No. 040826-59, as amended by Ordinance No. 041021-47, that established the Hancock neighborhood plan combining district.

PART 5. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

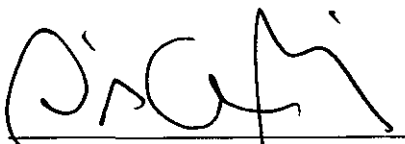
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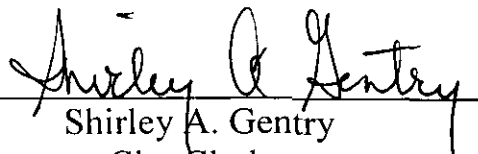
Will Wynn
Mayor

APPROVED:

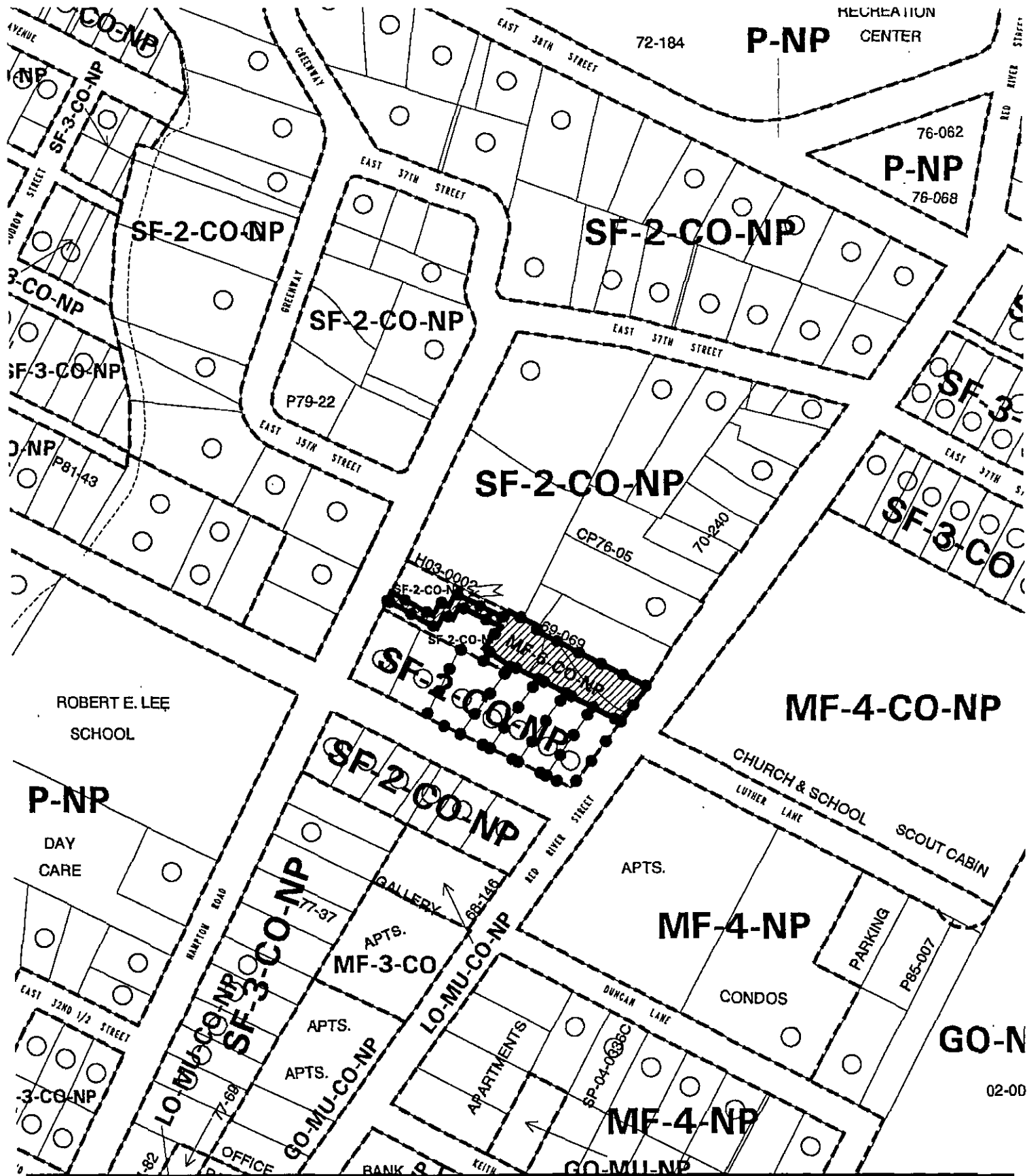


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



 1" = 200'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER K24
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0075	DATE: 06-08	
	CASE MGR: J. ROUSSELIN		ADDRESS: 3404 - 3408 RED RIVER	INTLS: SM	
			SUBJECT AREA (acres): 0.487		