



Thursday, October 05, 2006

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**Neighborhood Planning & Zoning  
RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 9**

**Subject:** Approve an ordinance amending Ordinance No. 20060622-107 to correct a typographical error related to a site development regulation for property located at 3404 and 3406 Red River Street in the Hancock Neighborhood Plan area.

**Additional Backup Material**

(click to open)

**Ordinance**

**For More Information:**

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On June 22, 2006, the City Council approved a rezoning request for property located at 3404 and 3406 Red River to single-family residence-standard lot-conditional overlay-neighborhood plan (SF-2-CO-NP). The conditions in the approved ordinance incorrectly limited the maximum impervious cover to 76 percent. This action will correct the ordinance by limiting the maximum impervious cover to 45 percent.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 20060622-107 TO CORRECT A TYPOGRAPHICAL ERROR RELATED TO A SITE DEVELOPMENT REGULATION FOR PROPERTY LOCATED AT 3404 AND 3406 RED RIVER STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

**PART 1.** Part 3 (1) of Ordinance No. 20060622-0107 is amended to read:

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 45 [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.

1 **PART 2.** In all other respects the terms and conditions in Ordinance No. 20060622-107  
2 remain in effect.

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4 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006

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7 **PASSED AND APPROVED**

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11 \_\_\_\_\_, 2006

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12 Will Wynn  
13 Mayor

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16 **APPROVED:**

17 David Allan Smith  
18 City Attorney

**ATTEST:**

Shirley A. Gentry  
City Clerk



## MEMORANDUM

\*\*\*\*\*

TO: Honorable Mayor Will Wynn  
Honorable members of the Austin City Council

FROM: Jorge E. Rousselin, Zoning Case Manager  
Neighborhood Planning and Zoning Department

DATE: September 21, 2006

RE: Correction to Ordinance No. 20060622-107

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Attached please find a correction to Ordinance No. 20060622-107, approved on June 22, 2006 which included a typographical error related to a site development regulation for property located at 3404 Red River Street in the Hancock Neighborhood Plan Area. If you have any questions, please contact me at 974-2975.

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Will Wynn  
Mayor

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David Allan Smith  
City Attorney

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