

ORDINANCE NO. 20061005-009

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 20060622-107 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

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

PART 3. This ordinance takes effect on October 16, 2006

PASSED AND APPROVED

_____, October 5 _____, 2006 §
 §
 §

 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk