ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 900, 904, 908, 1000 AND 1002 SOUTH 2ND STREET 705 CHRISTOPHER STREET IN THE BOULDIN AND CREEK **NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN** (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM **RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0077, on file at the Planning and Zoning Department, as follows:

Tract 1:

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35 36 All of Lots 2, 3, 4, 5, 6 and 7, Block 2, All of Lots 1, 2 and 5, Block 3, and the north 30'of Lot 3, Block 3, of Oakcliff Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 3, Page 81 of the Plat Records of Travis County, Texas, SAVE and EXCEPT that portion of Lot 3, Block 3, described in instrument of record in Volume 930, Page 113 of the Deed Records of Travis County, Texas, and;

Tract 2:

Lot 1A of Amended Plat of Lots 9 and 10, Abe Williams Subdivison and Lot 1, Block 2, Oakcliff Addition, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201500263 in the Official Public Records of Travis County, Texas (cumulatively referred to as the "Property"),

locally known as 900, 904, 908, 1000 and 1002 South 2nd Street and 705 Christopher Street
in the City of Austin, Travis County, Texas, generally identified in the map attached as
Exhibit "A".

Draft 12/2/2016

COA Law Department

establish	The fel	lowing uses are not	normitted uses for	" the Dron arts "	
A.	I ne io	lowing uses are not	permitted uses for	r the Property:	
×.	Single	-family attached resi	idential		
B.	Develo	pment of the Propert	ty shall comply w	vith the following r	egulations:
Except a	 Sing Max Max Max Max 	idential dwelling uni gle-family detached i kimum impervious co kimum building cove kimum floor-to-area ally restricted under	residential structu overage shall not erage shall not exe ratio (F.A.R.) sha	exceed 44.3%. ceed 22%. all be 0.3738 to 1.	
used in	-	e with the regulation	ns established fo	r the townhouse a	nd condominium
	e (SF-6) c	istrict and other appl	NON		
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