

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4429 DUVAL STREET IN THE HANCOCK
3 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-
4 MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-
5 NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO
6 COMMERCIAL LIQUOR SALES-MIXED USE-VERTICAL MIXED USE
7 BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-
8 CO-NP) COMBINING DISTRICT.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

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12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from general commercial services-mixed use-vertical mixed use
14 building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to
15 commercial liquor sales-mixed use-vertical mixed use building-conditional overlay-
16 neighborhood plan (CS-1-MU-V-CO-NP) combining district on the property described in
17 Zoning Case No. C14-2013-0119, on file at the Planning and Development Review
18 Department, as follows:

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20 Lot A, MR. M – Austin Subdivision, a subdivision in the City of Austin, Travis
21 County, Texas, according to the map or plat of record in Plat Book 61, Page 46 of
22 the Plat Records of Travis County, Texas (the “Property”),

23
24 locally known as 4429 Duval Street in the City of Austin, Travis County, Texas, and
25 generally identified in the map attached as Exhibit “A”.

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27 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
28 Property may be developed and used in accordance with the regulations established for the
29 commercial liquor sales (CS-1) base district and other applicable requirements of the City
30 Code.

31
32 **PART 3.** The Property within the boundary of the conditional overlay combining district
33 established by this ordinance is subject to the following condition:
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1 A site plan or building permit for the Property may not be approved, released, or
2 issued, if the completed development or uses of the Property, considered cumulatively
3 with all existing or previously authorized development and uses, generate traffic that
4 exceeds 2,000 trips per day.

5
6 Except as specifically restricted under this ordinance, the Property may be developed and
7 used in accordance with the regulations established for the commercial liquor sales (CS-1)
8 base district, the mixed use combining district and other applicable requirements of the
9 City Code.

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11 **PART 4.** The Property is subject to Ordinance No. 040902-56 that established the
12 Hancock neighborhood plan combining district.

13
14 **PART 5.** This ordinance takes effect on _____, 2014.

15
16
17 **PASSED AND APPROVED**

18
19 §
20 §
21 _____, 2014 §
22 _____
23 Lee Leffingwell
24 Mayor

25
26 **APPROVED:** _____ **ATTEST:** _____
27 Karen M. Kennard Jannette S. Goodall
28 City Attorney City Clerk

