

**ORDINANCE NO. 20140123-083**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4429 DUVAL STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-V-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 general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district to commercial liquor sales-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-1-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2013-0119, on file at the Planning and Development Review Department, as follows:

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

locally known as 4429 Duval 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 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial liquor sales (CS-1) base district and other applicable requirements of the City Code.

**PART 3.** The Property within the boundary of the conditional overlay combining district established by this ordinance is subject to the following condition:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

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

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

**PART 5.** This ordinance takes effect on February 3, 2014.

**PASSED AND APPROVED**

January 23

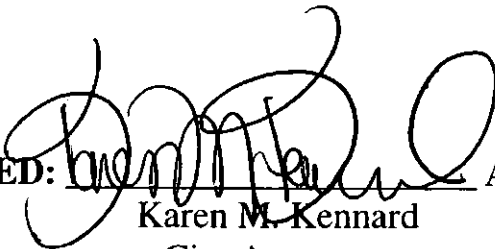
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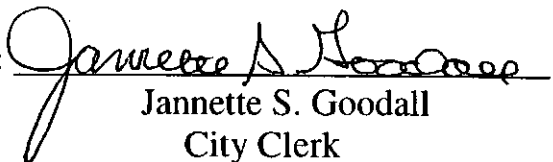
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



## Exhibit A