

ORDINANCE NO. 20141211-151

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE RED RIVER INTERNATIONAL HOUSE LOCATED AT 3805 RED RIVER STREET IN THE HANCOCK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-H-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 family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district on the property described in Zoning Case No. C14H-2014-0007, on file at the Planning and Development Review Department, as follows:

Lot 3, Block 4, Outlots 20-21, Division C, and Lot 4 less the north 5 square feet, Country Club Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in 3, Plat Book 103 Page of the Plat Records of Travis County, Texas (the "Property"),

generally known as the Red River International House locally known as 3805 Red River 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 family residence (SF-3) base district and other applicable requirements of the City Code.

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

- 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.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district and other applicable requirements of the City Code.

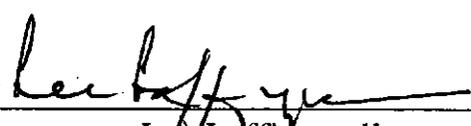
PART 4. The Property is subject to Ordinance No. 040826-59 that established the Hancock neighborhood plan combining district.

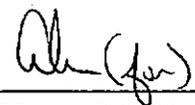
PART 5. This ordinance takes effect on December 22, 2014.

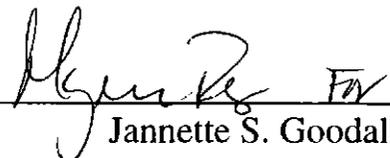
PASSED AND APPROVED

December 11, 2014

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Lee Leffingwell
Mayor

APPROVED: _____

Karen M. Kennard
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

