

ORDINANCE NO. 020523-Z-3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED WITHIN THE DAWSON NEIGHBORHOOD PLAN AREA AT 2807 SOUTH FIRST STREET FROM FAMILY RESIDENCE NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-MU-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 neighborhood plan (SF-3-NP) combining district to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district on the property described in File C14-01-0154, as follows:

Lot 16, less the west 14.25 feet, Hunter Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 4, Page 297, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 2807 South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Development of the Property shall comply with the regulations of Ordinance No. 011206-10 (Dawson neighborhood plan combining district).

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

1. Off-site accessory parking use is a prohibited use of the Property.
2. The following uses are conditional uses:

Service station
Drive-in services

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

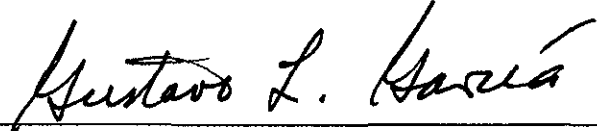
PART 4. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on June 3, 2002.

PASSED AND APPROVED

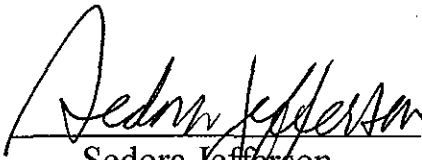
_____, May 23, 2002

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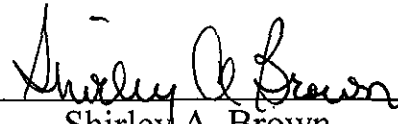


Gustavo L. Garcia
Mayor

APPROVED:


Sedora Jefferson
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

