

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4305, 4307, AND 4309 RED RIVER STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-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 family residence-conditional overlay-neighborhood plan (SF-3-CO-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2024-0121, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK 2, SPECKELS & STAEHELY ADDITION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 102, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4305, 4307, and 4309 Red River Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are conditional uses of the Property:

Bed & Breakfast (Group 1)
Community Garden

Bed & Breakfast (Group 2)
Medical Offices—not exceeding
5,000 sq. ft. gross floor area

(B) The following uses are prohibited uses of the Property:

Alternative Financial Services
Automotive Repair Services
Automotive Washing (of any type)

Automotive Rentals
Automotive Sales
Bail Bond Services

Business or Trade School
College and University Facilities
Community Recreation (Public)
Consumer Convenience Services
Commercial Off-Street Parking
Drop-Off Recycling Collection
Facility
Food Preparation
Funeral Services
Hospital Services (General)
Indoor Sports and Recreation

Outdoor Entertainment
Pawn Shop Services
Pedicab Storage and Dispatch
Restaurant (General)
Service Station

Club or Lodge
Community Recreation (Private)
Communication Service Facilities
Consumer Repair Services
Custom Manufacturing
Exterminating Services

Food Sales
Hotel/Motel
Hospital Services (Limited)
Medical Offices—exceeding 5,000
sq. ft. gross floor area
Outdoor Sports and Recreation
Plant Nursery
Printing and Publishing
Restaurant (Limited)
Urban Farm

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35 (C) The maximum height of a building or structure shall not exceed 50 feet.
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37 (D) Development of the Property is limited to 16 dwelling units.
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39 (E) A 10-foot wide vegetative buffer shall be provided and maintained along any
40 property line adjacent to a property developed or zoned single-family
41 residential. Improvements permitted within the vegetative buffer area are
42 limited to landscaping, fencing, drainage and underground utility
43 improvements, or those improvements that may be otherwise required by the
44 City of Austin or specifically authorized in this ordinance.
45

46 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
47 developed and used in accordance with the regulations established for the community
48 commercial (GR) base district and other applicable requirements of the City Code.
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50 **PART 4.** Except as specifically modified by this ordinance, the Property is subject to
51 Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.
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PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 § _____
 § _____
 § _____

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



ZONING BOUNDARY


$$1'' = 400'$$