

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1411 WEST 6<sup>TH</sup> STREET IN THE OLD WEST  
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-  
4 NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO  
5 NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-  
6 NEIGHBORHOOD PLAN (LR-MU-CO-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district limited office-neighborhood plan (LO-NP) combining district to  
12 neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-  
13 CO-NP) combining district on the property described in Zoning Case No. C14-2015-0044,  
14 on file at the Planning and Zoning Department, as follows:  
15

16 Lot 5, Block 1, DIV Z, Woodland Subdivision, a subdivision in the City of Austin,  
17 Travis County, Texas, according to the map or plat of record in Plat Book 3, Page  
18 22 of the Plat Records of Travis County, Texas (the "Property"),  
19

20 locally known as 1411 West 6<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "A".  
22

23 PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
24 Property may be developed and used in accordance with the regulations established for the  
25 neighborhood commercial (LR) base district and other applicable requirements of the City  
26 Code.  
27

28 PART 3. The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following conditions:  
30

- 31 A. A site plan or building permit for the Property may not be approved, released,  
32 or issued, if the completed development or uses of the Property, considered  
33 cumulatively with all existing or previously authorized development and uses,  
34 generate traffic that exceeds 2,000 trips per day.  
35  
36  
37

1 B. The following uses are not permitted uses of the Property:

2 Service station  
3 Restaurant (limited)

Restaurant (general)

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

8  
9 **PART 4.** The Property is subject to Ordinance No. 020926-26 that established the Old  
10 West Austin neighborhood plan combining district.

11  
12 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2015.

13  
14  
15 **PASSED AND APPROVED**

16  
17  
18  
19 \_\_\_\_\_, 2015

§  
§  
§

20 Steve Adler  
21 Mayor

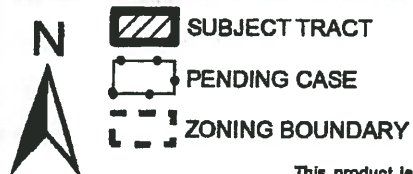
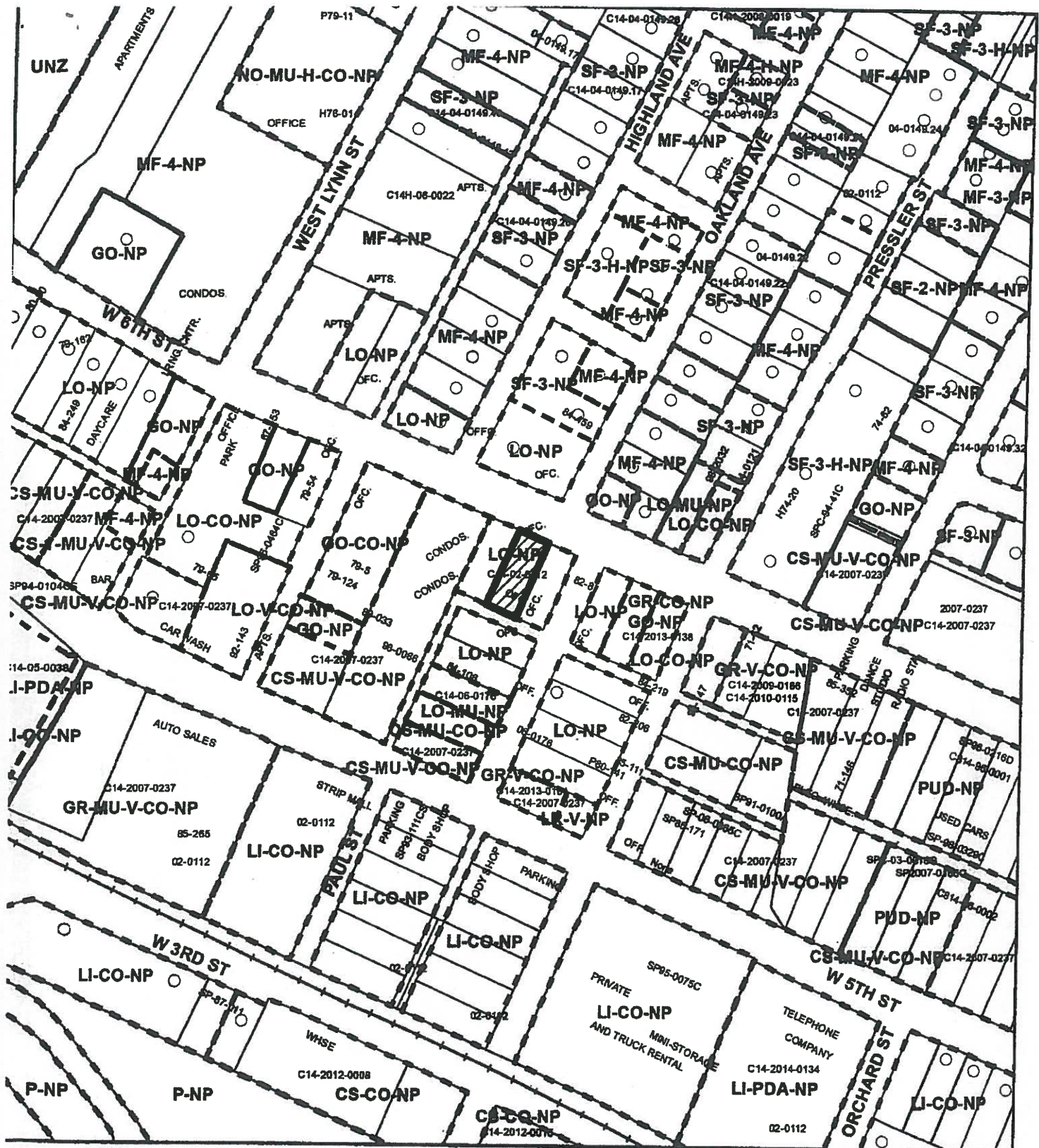
22  
23  
24 **APPROVED:**

25 Anne L. Morgan  
26 Interim City Attorney

**ATTEST:**

Jannette S. Goodall  
City Clerk





**ZONING**  
CASE#: C14-2015-0044



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.

Exhibit A

1" = 200'