

ORDINANCE NO. 20151210-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2405 EAST 16TH STREET IN THE CHESTNUT NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-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 public-neighborhood plan (P-NP) combining district to limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district on the property described in Zoning Case No. C14-2015-0107, on file at the Planning and Zoning Department, as follows:

Lots 10-12, Block 14, Outlot 32 & 33, Division B, Glenwood Addition, a subdivision in Travis County, Texas, according to the map or plat of record in Plat Book Volume 2, Page 154 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 2405 East 16th Street in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property is subject to Ordinance No. 990715-113 that established the Chestnut Neighborhood Plan.

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

- A. 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 500 trips per day.
- B. Development of the Property shall comply with the following regulations:
 - 1. The maximum height of a building or structure shall be limited to 35 feet or 2 stories.

2. The maximum building coverage shall be 35%.
3. The maximum impervious cover shall be 60%.
4. The maximum floor area ratio (F.A.R.) shall be .35:1.

C. The following uses are not permitted uses of the Property:

Communications services

Medical offices-exceeding 5,000
sq. ft. gross floor area

Club or lodge

Community events

Convalescent services

Hospital services (limited)

Off-site accessory parking

Personal services

Medical offices-not exceeding 5,000
sq. ft. gross floor area

Communication service facilities

Congregate living

Counseling services

Residential treatment

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

PART 4. This ordinance takes effect on December 21, 2015.

PASSED AND APPROVED

December 10, 2015

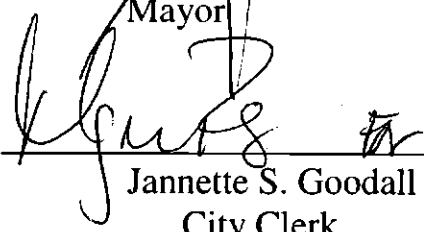
APPROVED:


Anne L. Morgan
City Attorney

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Steve Adler
Mayor

ATTEST:


Jannette S. Goodall
City Clerk

