

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE BECKER-WILDE HOUSE  
3 LOCATED AT 1207 WEST 6<sup>TH</sup> STREET IN THE OLD WEST AUSTIN  
4 NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-  
5 MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-  
6 NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED  
7 USE-CONDITIONAL OVERLAY-HISTORIC-NEIGHBORHOOD PLAN (CS-MU-  
8 CO-H-NP) COMBINING DISTRICT.

9  
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district from general commercial services-mixed use-conditional overlay-  
14 neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-  
15 mixed use-conditional overlay-historic-neighborhood plan (CS-MU-CO-H-NP) combining  
16 district on the property described in Zoning Case No. C14H-04-0016, on file at the  
17 Neighborhood Planning and Zoning Department, as follows:

18  
19 Lot 7, Block 1, Outlot 1, Division Z, Duval Subdivision, a subdivision in the City  
20 of Austin, Travis County, Texas, according to the map or plat of record in Plat  
21 Book 1, Page 23, of the Plat Records of Travis County, Texas, (the "Property")

22  
23 generally known as the Becker-Wilde House, locally known as 1207 West 6<sup>th</sup> Street, in the  
24 Old West Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and  
25 generally identified in the map attached as Exhibit "A".

26  
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
28 established by this ordinance is subject to the following conditions:

29  
30 1. The following uses are prohibited uses of the Property:

31  
32 Drop-off recycling collection facilities      Exterminating services  
33 Kennels      Adult oriented businesses  
34 Limited warehousing and distribution      Vehicle storage  
35  
36  
37

2. The following uses are conditional uses of the Property:

Automotive rentals

Automotive sales

Commercial blood plasma center

Convenience storage

Equipment sales

Laundry services

Residential treatment

Automotive repair services

Automotive washing (of any type)

Construction sales and service

Equipment repair services

Guidance services

Maintenance and service facilities

Service station

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

**PART 3.** Except as provided in this ordinance, the Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, 2004      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                         David Allan Smith                           Shirley A. Brown  
                         City Attorney     City Clerk

