

ORDINANCE NO. 050127-60

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1500 SUMMIT STREET FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) 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 general office (GO) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-04-0136, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 5 and 6, Elmhurst Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 3, Page 214, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 1500 Summit Street, in the City of Austin, Travis County, Texas, and 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:

1. The minimum setbacks are:
 - 10 feet for front yard,
 - 10 feet for street side yard,
 - 0 feet for interior side yard, and
 - 0 feet for rear yard
2. Drive-in service is prohibited as an accessory use to a restaurant use.
3. The following uses are conditional uses of the Property:

Restaurant (limited)	Community recreation (private)
Community recreation (public)	Congregate living
Hospital services (limited)	Residential treatment
Medical offices (exceeding 5,000 sq. ft. of gross floor area)	

4. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Business trade school
Commercial off-street parking
Exterminating services
Funeral services
Hotel-motel
Indoor sports and recreation
Outdoor sports and recreation
Restaurant (general)
Hospital services (general)

Automotive repair services
Automotive washing (of any type)
Business support services
Communications services
Financial services
General retail sales (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Theater

5. 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 2,000 trips per day.

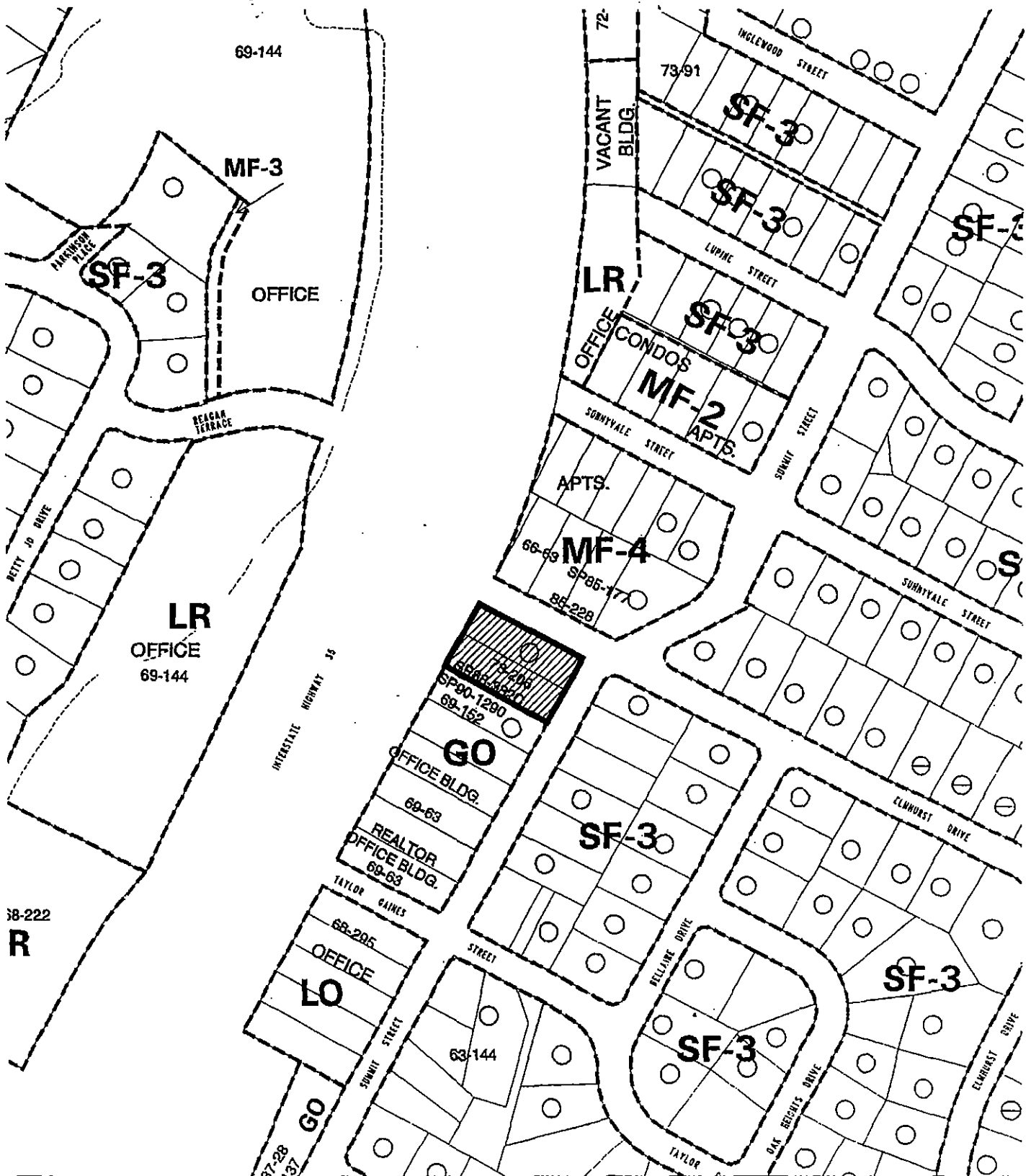
Except as specifically restricted under this ordinance, the Property may be developed in accordance with the site regulations established for the general office (GO) base district and other applicable requirements of the City Code.


PART 3. This ordinance takes effect on February 7, 2005.

PASSED AND APPROVED

_____, January 27, 2005 §
 §
 §
 Will Wynn
 Mayor

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



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.NEIL	CASE #: C14-04-0136 ADDRESS: 1500 SUMMIT ST. SUBJECT AREA (acres): 0.426	ZONING EXHIBIT A DATE: 04-08 INTLS: TRC	CITY GRID REFERENCE NUMBER J20
--	--	--	---	---